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The proposed Area Plan:

*A special eight-page section  
in this issue, pp. 33-40*

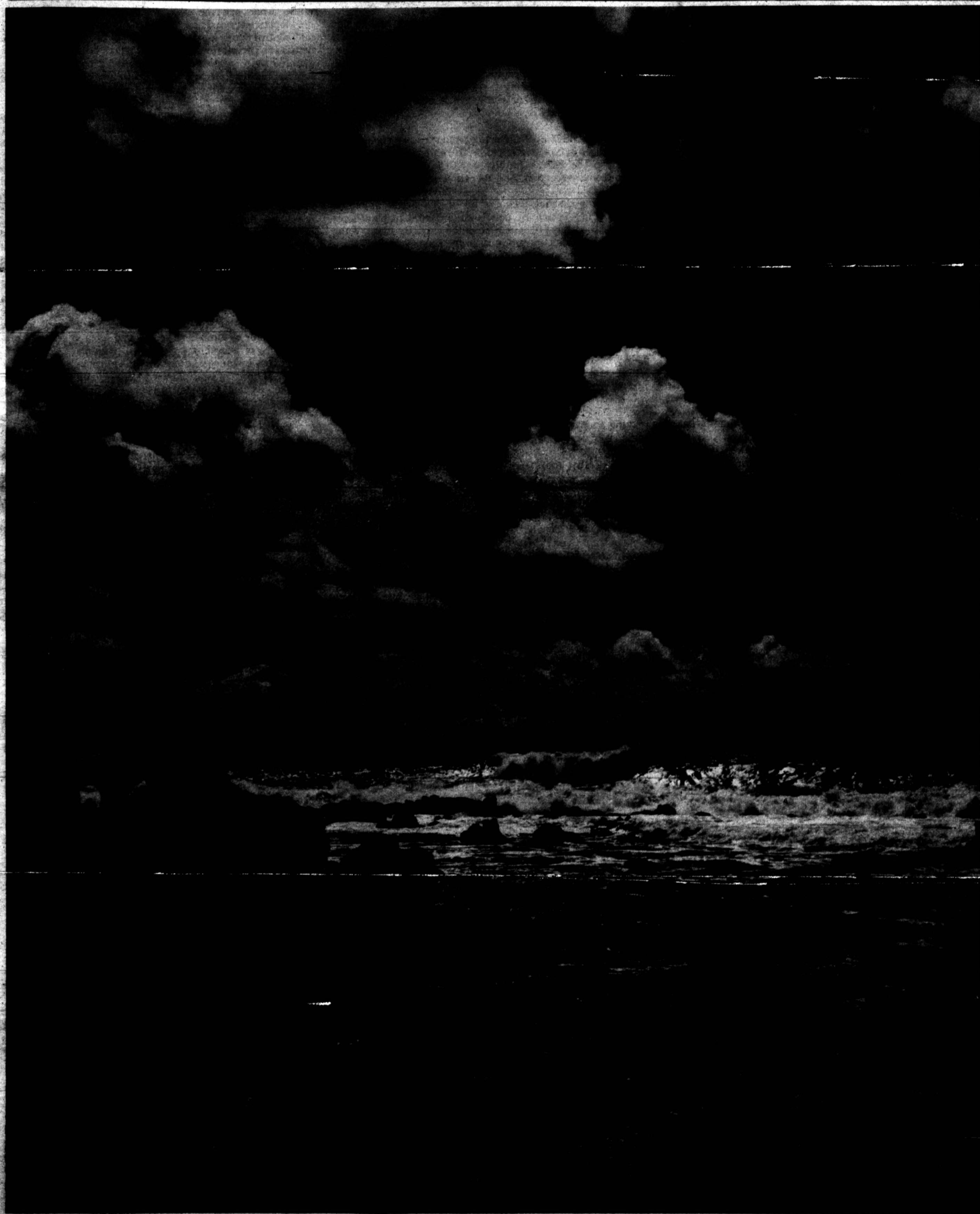
# The Carmel Pine Cone

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CARMEL PHOTOGRAPHER Niels Ibsen captured this familiar scene on Scenic Drive near Ocean View. A closeup of Mr. Ibsen's interesting life and other examples of his art can be found on pages 12 and 13.

# Letters

Letters to the editor are welcome. While there is no limit on the number of words, please write only enough material to adequately cover the subject. Anonymous letters are not acceptable, although names may be withheld on request.

Dear Editor:

Carmel is a small community of national reputation. Its visitors are legion, from everywhere, including abroad. It must have "something on the ball" to deserve such attention.

I notice that many of its people are very concerned to keep it a pleasant and unique place to live in. I can only hope that most of its residents prevent it ever becoming an intolerant, narrow-minded, selfish and unconcerned part of our nation.

As I read letters to the press — including those in The Pine Cone — and editorials, I look most for evidence of civilized regard for the good of all. Since man has once inhabited the wilderness for millions of years it is easy for jungle qualities to crop out in some of us even though we boast of living in civilization. But few people are aware, alas, that some of their pet attitudes stem from irrational fear, suspicion, hate and greed.

So one has it made! Is successful! Wonderful, I say. Does such a person also have the kindness of heart to feel for others not in the same boat? If he is well-housed, does he also desire that others without his means have at least an apartment of modest rentals, a roof over their head that is not a hovel?

Has he a heart for the neglected and distraught elderly, the unfortunate, the ones discriminated against unjustly? Those who have missed out on education? Those on modest incomes who are up against it trying to cope with burdensome and constantly mounting

property taxes?

If a man or woman is concerned for their fellow Americans, they are the finest of citizens. If they are ever willing to stoop to help lift some one — help individually, get their nation to help — they are exemplary. If they wish well for all in our land and show a friendship for humanity they are a credit to the best tradition of democracy.

It is people with such needed attributes — civilized virtues — that must be cultivated in every community. In Carmel such noble ones are the greatest asset. As they flourish and predominate in all phases of a community's life, what a blessing it is to all residents, to all Californians, to all Americans!

Picturesque hills, unique trees, a variety of colorful flowers and their perfume fragrance, winding streets, homes of every variety, lively businesses, antique and artistic shops, mild climate, and having its "feet" washed by the vast Pacific whose waves seem to sing: "Carmel, Carmel, Carmel, Much Is Expected of You," visitors, restaurants, motels, good government — all these are fine.

Yet the intelligent and wise know: "Carmel's good-hearted folks count most in making it what it should ever be. May the tribe of the concerned men and women — not the indifferent, hard-of-heart, ignorant and selfish — constantly increase!"

Culture? Education? Money? Beauty? Sociability? Talent? Some have most or all of these, but lack human dignity and concern and still are not high up in the ladder of

## Pine knots:

# The bugaboo of regional planning

By AL EISNER

MENTION 'REGIONAL GOVERNMENT' to a local politician, and you run the risk of raising his blood pressure. You might even precipitate a stroke.

He will piously defend the sanctity of "home rule," and probably launch into a discussion of "loss of local control," or "what do those guys know about our problems?"

The city of Carmel is well protected because of two factors: first, the village is virtually all built up; and second, the city fathers wisely purchased all of the beachfront back in the Thirties.

Vigilant city councils have enacted zoning and design control laws which have served as a model to communities throughout the country.

So, one might legitimately ask why Carmel should be interested in any form of regional government. By giving up even the tiniest bit of sovereignty, wouldn't we run the risk of spoiling the beautiful enclave which is enjoyed by visitors and residents alike?

BEFORE DISCUSSING the pros and cons, we should note that Carmel is now participating in regional government.

Back in the 1930's, the city gave up control of sewage disposal and collection, and turned it over to the Carmel Sanitary District.

This same district includes all of the areas adjoining Carmel, and — when the new sewage treatment plant goes into operation this fall — will have the capacity to serve the new developments sprouting in lower Carmel Valley.

Also, the city is a member of AMBAG (Association of Monterey Bay Area Governments) which is attempting to deal with problems that affect neighboring communities. In this case, however, AMBAG serves merely as an advisory group, with little — if any — policy-making powers.

The city also takes advantage of various units of government (some of which have tongue-twisting names) studying or trying to handle regional problems. Two examples are the SMATS study now underway, which deals with regional transportation problems, and MOBAC, the cooperative library system.

In all instances, however, Carmel — like the other cities on the Monterey Peninsula — has jealously guarded its policy-making and legislative powers. The city's participation in regional units has sometimes been predicated on Washington's desire to funnel federal funds through regional agencies rather than small units of government.

THE QUESTION of Carmel's role in regional government was brought into focus by two news items in this week's Pine Cone.

First, Senator Donald Grunsky, speaking in support of the Coastal Initiative (Proposition 20) at Asilomar last weekend, defended the concept of regional boards to regulate coastline development.

Then, the planning consultants to the Area Planning Commission made a passionate plea in their preliminary Area Plan presented last Thursday for greater regional control.

Senator Grunsky, who authored a coastline conservation bill in the last session of the Legislature that died in committee, said: "Although I always have been and still am a strong advocate of home rule and local autonomy, where air

pollution, water pollution and the coastline are concerned, we can no longer permit local governmental agencies formed on historic and artificial political lines to determine the fate of our environment. We must think in terms of air basins, water sheds, river basins, bays and coastal zones."

He continued: "There is nothing new or radical in the concept contained in the Coastal Initiative, which would simply apply to the coastline the accepted principles of regional and state planning and control, which we have found necessary in the areas of air and water pollution in order to protect our environment."

"So what are the real estate speculators and land developers worrying about other than that regional planning and control under a state plan may, of course, result in the denial of a permit for development which might otherwise be granted by a local agency as beneficial to the local community, although adversely affecting other areas in the region and generally degrading the total environment?"

HAHN, WISE and Associates, consultants to the Area Planning Commission, included a discussion of the need for regional planning in the preliminary Area Plan that comes up for public hearing later this month.

Among other things, the Preliminary Plan says: "The natural amenities of the Monterey Peninsula are both limited and irreplaceable. These are too unique to leave to the limited methods of normal planning and zoning. The pressures that will be applied for rezoning and special privilege will be increasing. Without a coordinated plan and innovative methods of implementing that plan, the Peninsula could become another urban area composed of sprawling communities."

The Plan continues: "The need for a regional level of government services in the Monterey Peninsula Area is a controversial subject. It is recognized that this is not a new proposal. Regional functions have been occurring on the Peninsula for a number of years. The Area Planning Commission is, of course, a well known example..."

"In every instance, these are single purpose agencies with varying degrees of control over their regional function... The possible loss of local control is a very real argument... looking at it another way, if the local agencies of the Peninsula were to voluntarily seek some form of regionalism, they would be in a better position to control their own destiny than if this was mandated by the State or Federal government. Actually, local strength could be increased by the six cities in the county together as a lobbying unit for more effective visibility at the State and Federal level."

BECAUSE CARMEL is reasonably well protected, and because the quality of life for the residents of the city is inextricably tied to the surrounding areas, perhaps our city officials should take another good look at the benefits to be derived from support of regional government. The knee-jerk negative reaction that inevitably results when the subject is raised may be a relic of bygone days.

We face common problems with our sister cities in the Peninsula Area. Instead of tabling all discussion of regionalism, or wishing the persistent subject would go away, perhaps Carmel should assume a position of leadership in reopening the question. The creeping sprawl in the areas surrounding Carmel should be an indication that we need some new answers to some old problems.

sufficient interest to make such a project feasible.

If the interest exists, the next step would be to find a public spirited citizen willing to organize such an undertaking. Fortunately our community seems to attract people of this calibre. Should there prove to be an effective

demand for community gardens, let us hope that a dedicated spirit will come forward, willing to give unstintingly of his time and thought to make the project a success.

Faithfully yours,  
MARGARET E. MOODY  
Carmel

## It happened in Carmel

HONEYMOON IN Carmel is certainly nothing unusual. But this young couple, married four days before in Colorado, were equipped with backpacks including a tent — and were hitchhiking for their wedding trip!

ATTIRED FOR tennis, the two ladies in their short white skirts, their shapely tanned legs above white shoes and socks, racquets swinging gracefully below golden-outdoorsy arms — they looked very smart. So thought a gentleman friend who met them on the street.

"My!" he admired. "You girls look mighty pretty in your tennis costumes!"

"We just love tennis!" gurgled one lady.

queried the man.

"Oh, we don't play," answered one of the ladies.

"Don't play?" The gentleman quirked his eyebrows.

"No, we just bought these outfits," explained the other lady, "because tennis clothes are so fashionable right now."

"I'VE OBSERVED," writes a reader, "some people with tote bags who walk them to the nearest of our nice wooden trash barrels — the handmade one the Kiwanis Club gave to the City — then from the tote bags they take out big sacks of garbage to dump in the barrels. Should we tell them we have a very nice garbage company here?"

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## In Hatton Canyon:

# Carmel says: 'No freeway'

WHEN the Calif. Highway Commission convenes in Monterey Sept. 26 to decide on priorities for freeway construction in Monterey County, its members are sure to hear from a large number of people in the Carmel area about the proposed Hatton Canyon Freeway.

Several local groups -- including the City of Carmel -- have asked that the highway be moved high up on the priority list to alleviate the traffic problem on the existing Highway 1 between Ocean Ave. and Carmel Valley Rd. Most of these groups have asked that the State modify the present design for a high-speed freeway to construct, instead, a low-speed, meandering "scenic highway."

Information from three sources this week confirmed that the State's plan is for a full freeway (including a cloverleaf interchange and overpass at Carmel Valley Rd.) and that there is widespread community opposition to the plans which call for extensive cutting and filling of the scenic canyon.

Robert W. Boles, executive secretary of the Calif. Highway Commission, responding to a letter from Carmel resident Helen Lambert, defined the State's position. If the existing plans remain unaltered, we will indeed get a "full freeway" through Hatton Canyon, he said. At the same time, he indicated construction was about 10 years away.

The text of Boles' letter:

Dear Mrs. Lambert:

Mr. Winston Fuller, Chairman of the California Highway Commission, has asked me to reply to your recent letter concerning highway problems near the City of Carmel in Monterey County.

The California Highway Commission adopted the

IN ITS PRELIMINARY Area Plan, presented to the Area Planning Commission last week, consultants Hahn, Wise and Associates discussed all major arteries on the Peninsula.

The Plan says of the Hatton Canyon highway:

"In addition to its being developed as a scenic drive, it is recommended that this route (Highway 1) be tapered off as a freeway, ending at Carmel. The Hatton Canyon portion from Carmel to Carmel Valley Road should be treated as a special thoroughfare at less than full freeway standards.

"There will always be many times as many people living in the Valley as there will along the coast. The connection to the Valley Road should be designed, therefore, to recognize that most of the traffic will turn onto the Valley Road at this point.

"If the freeway were thus definitely terminated at the Carmel exit, the portion of Highway 1 going through Hatton Canyon could be designed for slower speed since the traffic should begin to be slowed down. This slower design speed would allow the canyon to be spared the tremendous cuts and fills.

THE BOARD OF DIRECTORS of the Carmel Knolls Property Owners Assn. has called the present freeway design "totally unacceptable." In a letter to Assemblyman Bob Wood, Senator Donald Grunsky, members of the County Board of Supervisors, members of the Carmel City Council and members of the Monterey County Highway Advisory Council dated Sept. 1, Ted F. Aronson, president of the property owners group, reviewed recent statements by civic and official spokesmen and concluded, "It is imperative for any recommendations for a higher priority to be accompanied by the further recommendation that the

also. In a letter dated August 24, 1971, written by Earl L. Moser, Vice President of the Carmel Citizens Committee to Mr. Henry C. Case, State Highway Engineer, Mr. Moser summarized the objections of the Carmel Citizens Committee to the present freeway design as follows:

"The greatest scenic damage will result from the two large cuts contemplated and from the wide swath of roadway at the top of the canyon."

"We believe the cuts can be avoided by bringing the roadways closer together and that canyon fill will result in necessary width."

The Board of Directors of the Carmel Knolls Property Owners Association has within the past month passed a resolution condemning the present freeway plans and recommending, in its stead, construction of a four-lane highway with an eight-foot divider strip and limited to a maximum allowable speed of forty miles per hour. A copy of this resolution was sent to Mr. Robert W. Boles, Executive Secretary of the California Highway Commission.

Mr. Al Eisner, Editor of The Carmel Pine Cone, a highly respected weekly Carmel newspaper, recently expressed the views of a majority of Carmelites in a persuasive editorial recognizing the necessity both of abolishing the existing freeway design plan and redesigning a more appropriate roadway for the area. A copy of his editorial is attached.

Hoping that it might be helpful to you in considering this matter which we believe to be of extreme importance, I also enclose a copy of a citizens' study of the proposed Hatton Canyon freeway prepared last year by a group of concerned residents. Although prepared by laymen, the facts and figures expressed therein have been verified and are accurate. This

# State says: 'That's what's planned'

location for a full freeway development of Highway 1 through Hatton Canyon several years ago. Subsequent to that action, general designs have been completed and a freeway agreement has been negotiated with Monterey County, and all rights of way necessary to accommodate the ultimate freeway construction have been acquired.

Unfortunately, highway funds to Monterey County are extremely limited and there are several very costly and highly critical projects that must be completed in the county. Every effort is made to carefully evaluate relative priorities and importance of these several highway projects. All factors are considered, such as traffic safety, required capacities, savings to public traffic, travel times and general public reactions.

Based on all information available to us at this time, it appears that the construction of the full freeway through Hatton Canyon may have to be delayed until near the end of the present 10-year Planning Program, or later.

In the meantime, consideration is being given to some type of interim improvement of the existing highway to alleviate the severe congestion.

The Division of Highways is currently engaged in a reconnaissance project to study various possible interim improvements of existing Highway 1 through this area and to evaluate the possible effect of these interim improvements on existing trees, shrubs, and ground cover.

After the studies have been completed, we will know what the costs and benefits of each plan will be, and what the effect will be on native growth and the adjacent terrain. With that information, the various plans can be revised and discussed with local officials and interested persons.

We do appreciate your interest and concern in this highway problem.

For further information on the above, I would suggest that you contact District Engineer E.F. Gregory, Division of Highways, District 05, 50 Higuera Street, San Luis Obispo.

Thank you for taking the time to write and express your views and to give us the opportunity to reply.

Sincerely,  
ROBERT W. BOLES  
Executive Secretary

type of road be re-designed."

Aronson declared in his letter: "I am convinced that an inquiry on your part will confirm that (his letter) accurately expresses the almost unanimous thinking of citizens of Carmel and its environs."

Text of Aronson's letter:

Dear Sir:

The undersigned President of the Carmel Knolls Property Owners Association, representing approximately ninety homeowners of a subdivision adjacent to the eastern edge of the Hatton Canyon near Carmel, is bringing to your attention at this time the fact that although several civic and official spokesmen have recently recommended that construction of the Hatton Canyon freeway be given prime priority, none has expressed any recommendation, comment, or opinion concerning the proposed construction design.

Most citizens feel this to be a matter of at least equal importance to the priority of construction. It is believed that this omission is a serious oversight, so that we hope by this letter to bring to your attention the deep concern of most residents of the greater Carmel area that the present freeway plans formulated a number of years ago are now totally unacceptable. It is our view that it is imperative for any recommendations for a higher priority to be accompanied by the further recommendation that the type of road be re-designed.

At a public meeting at the Carmel High School on October 14, 1971, which was attended by approximately 150 residents of Carmel, Hatton Fields, South Carmel Hills, Carmel Knolls, Rancho Rio Vista and other areas in the general vicinity of Carmel, two resolutions were adopted with only one dissenting vote. They were to the effect that the Division of Highways should abandon all plans for extension of the freeway beyond its present terminus, and also that the Division of Highways should reject as unacceptable the existing construction plans for the proposed freeway.

These resolutions in no way expressed opposition to construction of a road through the Hatton Canyon. They were directed solely to the matter of the type of road to be built and that the present design plans would result in great destruction to the Hatton Canyon.

The sentiments expressed at the public meeting on October 14, 1971, have been expressed by other voices

study cogently expresses the reasons for the deep concern of local citizens that the existing plans will result in the utter destruction of a beautiful canyon in a beautiful part of the Monterey Peninsula.

I am convinced that an inquiry on your part will confirm that the above accurately expresses the almost unanimous thinking of citizens of Carmel and its environs.

It is respectfully requested that in any matter involving the Hatton Canyon highway in which you may be involved, you will give serious consideration to the subject of the design of the road, which we believe to be a matter of at least equal importance to that of priority of construction.

Yours very truly,  
TED. F. ARONSON, President

HERE ARE SOME excerpts from the "citizens' study" referred to in his letter:

"The distance to be covered is 2.7 miles with a drop in elevation from 570 feet to 25 feet. This would necessitate a drastic cut and fill. The depth of the cuts would be up to 50 feet vertically and sloping upward to a height 140 feet above the roadway.

"Cliff heights are in prospect up to 280 feet, the height of a 20 story building. The length of the principal cut is 2,500 feet beginning and ending low and reaching maximum at more or less center. It would necessitate the destruction of an entire forest in the canyon.

"The proposed speed for the freeway as now designed is 60-65 m.p.h. with grades of 7.2 percent upgrade and 7.8 percent downgrade. As a general rule on mainline freeways where there are not severe topographical controls, grades would be 3 percent.

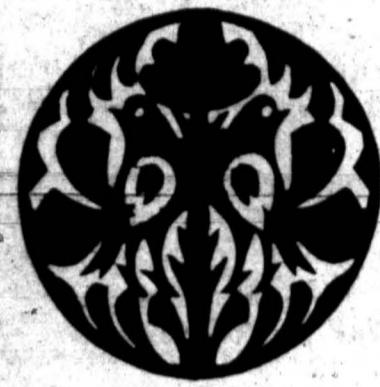
"Remember -- the noise-deadening forest would be removed and the Canyon's wildlife destroyed. Little would be left of natural beauty.

"A divider strip 85 feet wide is in the present freeway design - making drastic 'cut and fill' necessary. Elevating the road as planned would raise the height of the canyon bed 70 feet at one point at the upper end of the canyon, equal to the height of a 5 story building! Why the 85 foot divider strip? Because the present proposed 4-lane freeway might thus become 6-lane sometime in the future by taking space away from the initial divider strip space!"

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ALL WE KNOW about this photograph is that it includes several members of the Golden Bough Players and that it was taken in 1924. Can any of our readers identify any

of the people in the picture? And, perhaps, just what they were doing? (photo from the collection of Pat Hathaway)

## REMEMBER WHEN?

### 50 YEARS AGO:

From The Pine Cone, September 7, 1922:

THE EVENING STAR and the moon were probably just as bright one hundred and fifty years ago as they were last Monday night at the Monterey Peninsula Industrial and Art Exposition; the self-same waves lapped the self-same shore and many of the same old trees shadowed the moon-lit paths and roads, but they didn't have automobiles and acres of electric lights and mannequins to set off the charms of fashion, and plumbing exhibits and Oriental displays and phonographs - as we did.

A crackerjack show will be seen at the Monterey Theater on Saturday night when Sam Griffin's Original Premier Minstrels, all white, will hold the boards.

Tomorrow night George Beardsley will lecture on a "A Trip to Hawaii and the Volcano" for the benefit of the children's department of the Carmel Library. Mr. Beardsley's lecture is illustrated with more than one hundred lantern slides.

At the Exposition grounds last Sunday, the Carmel Abalones, consisting of a picked nine of artists and writers, put it all over the Monterey Goofs in a speedy game resulting in a score of 14 to 5. The Carmel line-up was as follows: Winsor Josselyn, Jack Williamson, John Northern Hilliard, James Hopper, George Hopper, Donald Hale, Harrison Godwin, Paul Reps and Jack Gillis.

### 25 YEARS AGO:

From The Pine Cone, September 5, 1947:

THE REQUEST by Mrs. Norma McHardy for a thirteen-and-a-half month's lease on the Forest Theater, deferred by the Carmel City Council from the August meeting, was unanimously rejected at Wednesday night's regular session.

George Washington Carver, the great Negro scientist, as presented in the biography by Tackham Holt, was the subject of a review given by Dr. K. Fillmore Gray, pastor, for the Women's Auxiliary of the Church of the Wayfarer on Tuesday afternoon.

September 7, the Carmel Theatre will present the premier performance of Dan Totheroh's dramatic novel of the Big Sur -- "Deep Valley," starring Ida Lupino, Dane Clark and Wayne Morris. Now, in a road show engagement at the Golden Bough Playhouse is "Duel in the Sun" staring Gregory Peck.

Because of the outbreak of two cases of tularemia in Monterey County, housewives are warned this week that the outbreak was caused by preparing tame

rabbits for canning. Dr. Kenneth Sheriff, county health officer, reported that both tame and wild rabbits may carry the disease. Ordinary cooking renders the meat safe for consumption, but freezing or refrigeration does not.

### 10 YEARS AGO:

From The Pine Cone, September 6, 1962:

TUESDAY, some 600 students explored unknown territory after they arrived in buses and automobiles, on bicycles and by foot at the campuses of the Carmel Unified School District to begin a new academic year. By the end of the day, total enrollment in the seven schools was 2,418 pupils, but there were empty classrooms.

A City Council which was at times oratorical, at times contentious and at times consumed in a fever of haste moved with agility through a short agenda last night in pursuit of justice, equality and civilized freedoms in Carmel.

The Carmel Adult School course, Writing for Publication, taught by local author, Maxine Shore, will begin on Tuesday evening, 7:30, in the Carmel High School library.

Thanks go to Pine Cone readers Kent Whitcomb, J.E. McEldowney, Mrs. Earl Graft and Gene Ricketts for supplying the information about last week's "Remember When" photo.

Whitcomb, the first to call, remembers the store as the old Carmel Dairy, a creamery and sandwich shop owned by Earl Graft. He said the car rolled down the hill on Ocean Avenue and smashed through the door.

The dairy, McEldowney added, stood where the Mediterranean Market now stands and the door involved in the accident was located where the market's beaded door, which faces the park, is.

Mrs. Graft remembers her husband telling about the car running through the building.

According to Gene Ricketts, who with his wife Helen (Turner at the time) worked in the dairy, the people in the photograph were eating in the dairy's sandwich shop.

Ricketts was working the day it happened and he remembers it clearly. It was in 1933, he said, and he and Helen had just finished waiting on Dr. and Mrs. Odell (who had purchased a pound of butter, a quarter pint of cream and a pint of milk) when the Essex, driven by an "inebriated" Frank Lane crashed through the door.

The car scraped Dr. Odell's leg, Ricketts wasn't even scratched, but Lane was taken to the hospital with a "hole in his head."

McEldowney said Lane was pretty seriously injured, but that he survived the accident and later went to work as a custodian for one of the Carmel theaters.

*Carmel Apartments development:*

## Planners OK 76 condominiums by river

THE MONTEREY COUNTY PLANNING COMMISSION last week approved rezoning for a nine-acre parcel lying between the north bank of the Carmel River and Mission Fields to permit future construction of 76 condominiums.

By a 6 to 0 vote, the commission approved rezoning to Special Treatment with a maximum of 8.45 units per acre, after turning aside a suggestion by Commissioner Charles Kramer that it be held to 7 units an acre.

Under existing zoning, six of the nine acres adjacent to the Carmel River Inn could be developed as an apartment complex at 18 units per acre, or 108 units maximum. The remaining three acres are currently zoned for one-acre residential development.

The commission's action must be approved by the Board of Supervisors before the rezoning becomes effective.

The original application presented by San Rafael attorney Thomas Schaal on behalf of a group of Marin County investors last month asked for a density of 10 units per acre, or 90 possible condominiums.

After hearing the proposal, commissioners asked Schaal to review the plan to see whether or not he could further reduce the density, and also meet several objections to the development which were raised by residents of neighboring Mission Fields.

AT LAST WEEK'S HEARING Schaal told the commission that 76 units would be "entirely feasible" and still allow the development "to generate its own atmosphere."

Tentative plans call for clustering the condominiums on six acres around a putting green. The balance of the property

would be used for parking and recreational facilities, including a swimming pool.

The commission was shown a revised map for the project, which indicated a circumferential access road running around three sides of the property. Schaal said the road would be separated from property in Mission Fields by a strip of landscaping 15 to 20 feet wide.

A report submitted by County Flood Control Engineer Loran Bunte Jr. recommended that the property be protected from a standard project flood. However, Carl Hooper of George Bestor & Associates, successfully convinced the commission that protection against a 100-year-flood would be sufficient.

To protect against the higher standard project flood, Hooper said, would require raising floor levels at least two feet higher than proposed, which would put them at least five feet above the level of Oliver Road.

And even if this were done, Hooper continued, a standard project flood would inundate homes in Mission Fields to a depth of 8 or 9 feet, and would top the bridge at Carmel River by two feet.

CONCERN ABOUT THE visual affect of the project, which will be built on seven feet of fill, on low-lying homes in Mission Fields was expressed by James Brady, an architect who lives near the development site.

"I would like this kind of thing to go in there. It represents a good kind of development," Brady said. "But I think the units are too close to existing property."

Schaal assured him that the divider strip will be wide

enough and the trees in it tall enough "to present an effective visual screen to protect privacy in both directions."

Questions about access to the development were also raised, but commissioners indicated they would consider road problems when Schaal presents a subdivision map.

Before moving for rezoning, commissioner Kramer called the requested density "still high by our current standards," but acceptable on the basis the development will be of "high quality."

He said he would prefer to see it reduced to 70 units on the grounds that "we do lose quality when we get above seven units per acre."

Schaal asked the commission to approve the higher density, but said he would consider reducing it if the commission decides the development plan is "too tight."

With that, Kramer moved for approval commenting: "Mr. Schaal has impressed me very favorably. I think we have a very good developer . . . I hope that when we have a plan, it may be 70 units."

After the hearing, Schaal said that he and his business associates plan to buy the Carmel River Inn, but as yet have no specific plans for any change in its operation. Schaal said that if the rezoning for the condominium project is approved by the supervisors, the development plans will involve tearing down the former Dominici's restaurant on the property, which was partially destroyed by fire earlier this year, and some nearby cabins. The motel itself is not part of the development.

**Seniors: file now  
for property  
tax relief**

Carmel area residents who are over 62 and may qualify for a refund of a portion of the property taxes they paid last year, should file a claim with the Franchise Tax Board if they have not already done so, according to State Controller Houston I. Flounoy, Chairman of the Franchise Tax Board.

In order to qualify under the Senior Citizen Property Tax Assistance Program, an individual must be 62 years of age or older, own his own home, and have a total household income of \$10,000 or less, said Flounoy.

"We have already paid more than 122,000 individuals who have filed claims," Flounoy said, "in the amount of \$26 million. However, the filing deadline is Oct. 15, and we want to make certain that no qualified individual fails to receive what is properly his."

Individuals may file claims with any office of the Franchise Tax Board, or by writing Senior Citizens Property Tax Assistance, P.O. Box 1588, Sacramento, 95807.



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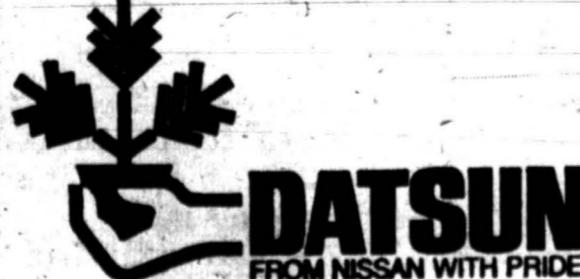
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## Area planners get new Preliminary Area Plan; public hearing set Sept. 28

"WE'RE NEVER going to satisfy everyone, we're not trying to. This is a sound plan, a good plan. If implemented it would meet the basic objectives and goals of preserving the environment."

So said Brian Wittenkeller of Hahn, Wise and Assoc., as he presented the preliminary

General Plan for the Monterey Peninsula at last Thursday's meeting of the Area Planning Commission at Colton Hall, Monterey.

The map of the eagerly-awaited revised Plan was scrutinized by members of the audience before the start of the meeting, each trying to locate areas of concern to

treatment of controversial items (such as permanent open space) between this proposed Master Plan and the Sketch Plan which was presented to the planning commission in mid-May, and published in the June 8 issue of The Pine Cone.

The Sketch Plan, which was the first draft of a new Master Plan, prepared by Hahn, Wise and Assoc., planning consultants to the Area Planning Commission, was applauded by conservationists for its expanse of "permanent open space," and vigorously opposed by large landowners because it deleted many of the "Ranch Plans" for development, which were included in the 1966 Area Master Plan.

In a compromise worked out at a subcommittee meeting of the Area Planning Commission on Aug. 3, the planners decided to incorporate the Ranch Plans in the current Master Plan, with an "ecological impact statement" required at the time of development. Critical areas were to be left in permanent open space through clustering and compensatory zoning.

An extensive list of changes to be incorporated into the map and text of the proposed Master Plan was delivered to Hahn, Wise after the Area Planning Commission met on Aug. 10 to consider and adopt the recommendations of their subcommittee. The Aug. 31 meeting was called for the purpose of receiving the revised map and text of the proposed Master Plan, reflecting the agreed changes. A public hearing on the proposed plan is scheduled for Sept. 28, with local communities holding public meetings on the plan

in the interim.

The presentation of the new plan was made by Wittenkeller, who said that the main points of the new revision of the proposed General Plan are as follows:

(1.) "The plan recognizes that the various communities do have their own identities, and seeks to reinforce them by establishing a system of open space areas and preserving areas of community value."

(2.) The planners "rejected the concept of a scenic skyline drive" across the ridge which separates Carmel Valley from the Monterey-Salinas area. (This skyline drive was shown on the 1966 Master Plan.) "It was felt that preservation of the scenic attributes of the ridge was more important" than a road which would mainly be for tourists.

(3.) "The Ranch Plans have been incorporated in the proposed General Plan."

(4.) "The existing Master Plan shows the unincorporated areas at a density of 1 per acre, in residential zoning." The planners felt "there could be a lot of environmental impact" if that was followed out on a literal piece-meal basis. Therefore, much of the undeveloped land has been designated "Rural Planned Community" - RPC - with a maximum density of 1 per acre, allowable only under certain conditions. According to Wittenkeller, under RPC zoning, "development can occur when it meets certain criteria in planning techniques and approaches development in a logical way, controlled by the planning commission."

(5.) The entire open beach and dune area in the Monterey-Sand City-Seaside area is shown in permanent open space designation.

(6.) The text of the proposed General Plan contains various implementation alternatives, to allow for suitable control of development. With these implementation procedures, "true regional planning can become a reality," Wittenkeller said.

In response to questions from the audience, Wittenkeller clarified the densities allowed under various zonings:

Rural Planned Community - a maximum of 1 home per acre, allowable only under certain conditions.

Rural Estates - a maximum of 1 home per acre, as shown on existing zoning.

Suburban - 1 to 4 units per acre.

Urban - 4 to 8 units per acre (existing development).

Multiple Family - 9 or more units per acre (existing development or zoning now adopted by cities).

Permanent Open Space

"Green areas, either dedicated through open space easement or purchased by public agency. In most cases, open space would be obtained under contract or through deed restrictions. The open space should be dedicated at the time of development, which would be clustered."

Questions on specific points of interest were asked by several members of the audience. Victoria Gibson, secretary of the Carmel Valley Property Owners Assn. asked Wittenkeller: "Were all the Ranch Plans included?" He replied that "the Carmel Valley Ranch Plan was the only one not included." Mrs. Gibson also asked "Was the density on Val Verde reduced?" Wittenkeller informed her that Val Verde "is now within the Rural Planned Community concept, zoned 1 home per acre."

Nancy Strathmeyer, concerned about "creeping commercialization" in Carmel Valley, asked the planners "have you maintained only the four areas of commercial zoning in Carmel Valley which are now shown on the existing Master Plan?" Larry Wise, president of Hahn, Wise and Assoc., answered: "We have confined it to those four areas - (Carmel Rancho, Valley Hills, Farm Center - Mid-Valley, and Carmel Valley Village) - it should not be expanded. If at a later time it is necessary to expand the commercial areas, then the expansion should be contiguous, in shopping centers, and not stripped out" along Carmel Valley Road.

When Attorney Myron Etienne asked, "Where can we get copies of the Plan?" Wise replied: "The Plan is on view in all four libraries on the Peninsula. We have a few more plans at our office available, but not for free." Wise said the cost would be "\$10 for the report," which is a thick spiral-bound volume, containing many maps and overlays. The map of the proposed Master Plan would be available separately at 50 cents per copy.

When Tom Hudson of Point Lobos heard all that, he said "I don't think \$10 is a reasonable cost. This document should be made available to everyone who is interested, whether they are concerned citizens or landowners. I think this cost shows that Hahn, Wise is way over their contract."

Wise retorted: "My contract obligations, and whether I'm over or not, is none of your business." But Hudson held fast, saying "it's none of my business, except as it affects the validity and quality of the planning effort, and in this case it has." Hudson then offered to reproduce the text

and make of the proposed Master Plan at his own cost, and supply copies to all who wanted them. Robert Franco, chairman of the Area Planning Commission, accepted his offer, and supplied Hudson with a copy of the Plan. Hudson said the copies would be available at the Committee for Conservation offices on Tuesday, Sept. 4.

Referring to the complaints made by Hahn, Wise and the planning commission at their July 20 meeting about "premature publication" of the Sketch Plan by The Pine Cone, Hudson then said "I assume, Mr. Wise is also releasing this (Plan) for publication to The Pine Cone and other papers?" Robert Franco replied with a simple "Yes".

Franco then instructed the various members of the commission to "re-appoint members to the Citizens' Advisory Committee, and make public the times and places of your meetings." A public meeting should be held in each city and in the unincorporated areas, Franco said, and advised the members of the commission to "listen to everyone who has something to say. We expect to receive your reports by the 28th of September, succinct and in writing," added Franco. "We will hold a public hearing on Sept. 28, and if there is not enough time that night, we will continue the hearing on the 5th of October. We hope to be able to accept the Plan by that time, either 'as is' or with amendments."

The planning commission decided to give "serious consideration" to the problem of how to implement the suggestions contained in the proposed Master Plan, as it was pointed out by a member of the commission that often "when something big happens, our hands are tied." Franco mentioned that Appendix G in the text of the proposed plan "offers a type of implementation."

that the end of October marks the end of the contract period with Hahn, Wise, and that "formal presentation of the Master Plan by the planning consultant" to the various city and county areas should take place "after its acceptance by our commission."

Wise then assured the planning commission "whether the time has run out or not, I will appear before the study sessions and at the presentations" of the proposed Master Plan.

The public hearing on the proposed Master Plan will take place at the next meeting of the Area Planning Commission, on Thursday, Sept. 28, at 7:30 p.m. in the Council Chambers, Pacific and Madison, Monterey.

S.N.

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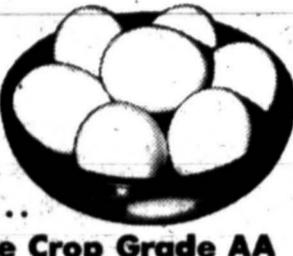
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4th & DOLORES, 624-9988**Arbor Development asks 6 units per acre:****New Riverwood plan submitted**

The long-troubled Riverwood development surfaced with a new use permit application and a new developer last week at the Monterey County Planning Commission.

In an unscheduled action, the commission granted a request from Arbor Development Company to waive a preliminary map in an application for a use permit for a revised Riverwood development of 91 one and two-story units.

This would be a density of six units per acre for the property, a parcel of slightly over 15 acres lying immediately east of Carmel Lago, between the proposed extension of Rio Road and the Carmel River.

The commission's action cleared the way for the developer to submit a tentative subdivision map to the Planning Department's subdivision committee on Sept. 14. The tentative plan will probably be submitted to the planning commission on Sept. 27.

A use permit allowing development of 10 units per acre, or a maximum of 150, was approved by the Board of Supervisors two years ago. This will expire next month, a limitation which has become moot because of legal and financial problems encountered by the previous developer. Title of the property has reverted to Dick and Martha Kolbus,

with the Title Insurance and Trust Co. listed as trustee.

In its new application, Arbor Development Company of Palo Alto will be seeking an exception to the subdivision ordinance for individual lots less than 60 feet wide, 90 feet in depth or 6000 square feet in area. It will also ask for zero setbacks and no frontage on a public street.

The Riverwood subdivision is described as a "planned unit development providing for common walls and jointly owned open space."

Of the 91 units, 68 would be one-story and 23 two-story. The two-story units would be in the interior of the development and clustered along the Carmel River.

According to the new tentative map filed last week, the development would have 1.27 acres in public streets, 2.34 acres covered by buildings and garages, 2 acres in parking and driveways and 9.55 acres in open space.

Arbor development Company is the developer for "Casas de Carmel," the 45-unit condominium development at Val Verde Drive and Carmel Valley Road which has been held up for lack of a second access road. The Riverwood development is at the opposite end of Val Verde Drive, opening the possibility of connecting Val Verde Drive to Rio Road to open up another access route for Casas de Carmel.

**Ecology Center accepting recyclables through tomorrow**

The Monterey Peninsula Ecology Center has been evicted from its location in the Fairway Shopping Center in Pacific Grove.

The Ecology Center reclaims an average of 80,000 pounds of glass, 8,000 pounds of steel and 2,000 pounds of aluminum a month for shipment to recycling plants in the San Francisco Bay region.

The center will remain open to receive dropoffs of bottles and cans through tomorrow (Friday).

David Mann, director of the center, suggested that

those who are unwilling to stop recycling deliver their saved cans and bottles to the Smucker's Jelly Plant in Salinas each Saturday. The Salinas operation is sponsored by the Salinas Chamber of Commerce.

Mann said he is negotiating for property for the center and that an announcement would be made in the near future of a new location. The Monterey City Council was to have heard a request Tuesday night from the center to lease a city-owned warehouse for dead storage of more than 400

containers used to store glass and steel.

Throughout the summer, an average of 800 automobiles a week stopped at the center, he said.

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**Northern Calif. Savings****seeks Pebble Beach office**

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The Santa Maria office will extend the 80-year-old Association's operation south of Monterey County for the first time, according to Firmin A. Gryp, president.

Approval for new facilities in Burlingame and Tracy was secured recently. Application is also pending for a new branch in Corte Madera.

Northern Calif. Savings and Loan Assn. has an application pending to build a branch in Pebble Beach. The rapidly-growing financial institution is currently building a large facility on the corner of Dolores and Seventh in Carmel.

The projected construction of a branch in Pebble Beach was disclosed in a release from Northern Calif. Savings telling of the approval of the

20th office for the \$600 million company in the city of Santa Maria.

The Santa Maria office will extend the 80-year-old Association's operation south of Monterey County for the first time, according to Firmin A. Gryp, president.

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# Supervisors turn thumbs down

## on 'Thunderbird Gardens'

By JUDITH A. EISNER

**I**F SUPERVISOR Willard Branson had said at 11 a.m. what he finally got around to saying at 6 p.m. Tuesday at the Board of Supervisor's meeting in Salinas, a great many people, including John Waldroup, owner of the Thunderbird Book Store in Carmel Valley, would have been spared a great deal of time and nail-biting anxiety.

But the law says that every man may have his say before the board, and so Supervisor Branson sat, listening attentively, his face solemn and concerned, while he lit a fresh cigarette every time the pleas grew more impassioned as speaker after speaker addressed the board.

The matter before the board was consideration of a rezoning application to build John Waldroup's "Thunderbird Gardens" on a 4.6-acre parcel known as the Kandlbinder estate on Val Verde Drive and Carmel Valley Road, directly east of Carmel Rancho Shopping Center. The application, which had been recommended by the planning commission, would have rezoned the parcel from its present KGJB4 (single family residential on minimum one-acre sites) to PC-D, or Planned Commercial Development with design approval. Included in the rezoning application was an additional eight-tenths of an acre strip which would provide access between Val Verde Drive and the Carmel Rancho Shopping Center.

HEADING AN IMPRESSIVE small army of supporters to appear before the board was John Waldroup, whose present Thunderbird Book Store is located at the Valley Hills Shopping Center, 3.5 miles up Carmel Valley Road. Waldroup's plan for the proposed Thunderbird Gardens, characterized by every speaker at the day's hearing as "an outstanding plan," called for a new Thunderbird Book Store-Restaurant, a theater, compatible, culturally-oriented arts and crafts shops and studios, an ice skating arena and large areas of landscaped grounds.

Waldroup, in discussing his plan, pointed out that directly across Val Verde Drive (a private, unpaved road maintained by Val Verde residents), Arbor Development Company, prospective developer of the 45-unit "Casas de Carmel," had ST (special treatment) zoning for a density of 6 units per acre. All other parcels on Val Verde, he said, were zoned for one-acre minimum building sites.

At this point, Supervisor Branson asked Zoning Administrator Robert Slimmon what the proposed density for the Kandlbinder property was on the Sketch Plan of the new version of the Monterey Peninsula Area Plan and was told that it had been listed as 4-8 units per acre. Branson indicated this would mean between 18-20 units of residential development for the property.

Waldroup then screened a brief slide show for the board which showed the Hatton Ranch barns on the site of the present Carmel Rancho Shopping Center and a dramatic color shot of the 1953 "barn burning" which heralded the new commercialization of the area.

He also flashed pictures of the Thunderbird Gardens plan, with one slide showing the greenbelt areas, which total 80 percent of the property, including parking areas.

After giving a brief history of the Carmel area, complete with references to \$50 lots in Carmel-by-the-Sea, Waldroup showed ground-level and aerial shots of both Carmel Rancho and Carmel Center. He called them "acres of asphalt...stereotyped buildings," and argued that 90 percent of the businesses in one major center were chain store operations. "Sambo's comes in, and McDonald's and Denny's..." he said. "Then we wake up and ask what happened to the character of the area. I'm against the onslaught of branch commercialism, too."

"The Thunderbird is not an ordinary bookstore," he continued. He told the board that the Thunderbird Gardens would be a "phase project" and that "my wife and I will run the first phase (the Thunderbird) ourselves." One-third of the area would be for the Thunderbird and one-third for landscaping.

"We'll provide activities and recreation—a place where people can enjoy themselves in a stimulating atmosphere. The plan relates to the region, not merely to the Valley. It will give the area an identity everyone wants."

Waldroup told the board of a legal agreement his attorney had drawn up (copies of which were before the board) restricting the permitted uses under the PC zoning, and also told them that "we have the support of the majority of our 6,000 customers who are residents of Monterey County." Waldroup mentioned a public opinion survey he had conducted through the Telephone Answering Bureau, mentioned letters supporting his project from the four local schools representing 3,500 students and a theatre group with 250 members, and petitions signed by 750 supporters of Thunderbird Gardens.

"My family and I have been ardent appreciators of this region," he told the board, implying that he would do nothing detrimental to it.

**W**ALDROUP'S ATTORNEY, Charles Page, characterized the application as "a unique opportunity for the board," citing the "enthusiastic, spontaneous response" by people in favor of the development and calling the plan a "sensitive approach to the property. It enhances the area," he said. "Even the opposition admits this is a fine project."

"The opposition are against additional commercial zoning

in the Valley," Page continued. "Opposition to commercial developments of the type in existence is understandable." But he argued that the Thunderbird project would be a "relaxed, culturally stimulating atmosphere that should serve as a model for future commercial development in the area.

"The Thunderbird is a gathering place for people of all ages," he said. "If your children said they were going to the Thunderbird for the afternoon, you'd be very happy about it."

Page said that the board "feared granting (this application) will be a blank check to any landowner in the Valley who wants commercial zoning." This is not necessarily true, he said. "Any other use of this land will require the use of Val Verde Drive, while this project will divert traffic through Carmel Rancho Blvd.

"It's an ideal buffer between Carmel Valley Road and the remaining residential property on Val Verde...it will provide an attractive buffer rather than set a precedent for residents on Val Verde for more commercial development. It will be a balance between pretty bad commercial development and permanent greenbelt. It will be an asset to the Valley," he concluded.

**L**UIS WOLTER, whose property on Carmel Valley Road lies next to Waldroup's present Thunderbird location, appeared before the board, saying, "The Thunderbird is next door to me and I'd like to see it stay there. I think what he (Waldroup) wants to do is an asset to the Valley...how would you like to have 10 or 20 homes there instead of what he wants to do?

"Anytime you want to do anything in Carmel Valley, it's a 'no.' You've got to weigh it and look at it; the future's up to you," Wolter said.

Carmel Unified School District Community Counselor John Frykman then addressed the board, speaking as a private citizen and not as a spokesman for the school district.

"There's only one place in the Carmel area where young people can go and not have to spend money, and talk to people in a healthy atmosphere and grow from the ex-

*Branson: 'I would like to see  
a cultural center in that area  
but not at the expense  
of increasing commercial  
property lines . . .'*

perience," Frykman said. "If school were open right now, many of the young people from our high school would be here in support of this project."

ALSO APPEARING in support of the Thunderbird Gardens were Pacific Grove artist Don Jacobs, who called the project "a beautiful idea...an intellectual atmosphere...a healthy place," and Valley sculptor Gregory Higgins, who said the Thunderbird had "an aura, unique to itself. The project will enlarge that aura and feeling culturally and artistically."

Mrs. Gerry Monosoff told the board she had left Los Angeles "because of the Sambo's and Denny's. I would ordinarily be in the opposition, but I consider Waldroup's plan so extraordinary that I'm speaking in its behalf."

"We're either at home or in a commercial area," in our modern way of life, Mrs. Monosoff said, contrasting this to Venice or the plazas of Mexico City. "There is so little available to us to enable us to break away from our ordinary lives," she said, pleading that the rezoning be granted.

Ted Lachelt of Del Mesa Carmel repeated that Thunderbird had a unique atmosphere, but also added that he had "a selfish reason" for wanting to see the project approved. "It will take a lot of traffic off Carmel Valley Road from the present location of the Thunderbird," he said.

Lachelt also characterized the project as a "most appropriate buffer between the strictly commercial Carmel Rancho and the residential area on Val Verde. I can't imagine anyone wanting to move to a view of the parking lots on Carmel Rancho," he said.

MAKING AN ELOQUENT plea before the board was Victoria Gibson, secretary of the Carmel Valley Property Owners Assn., who opposed the project.

"This is a very nice plan," she began. "The only thing the matter is where it's going to be placed. We say it's commercial. Mr. Waldroup's says it's not."

Mrs. Gibson advised the board that according to the Preliminary Area Plan for the Monterey Peninsula, Val Verde Drive was designated as "planned residential community" with a density of one unit per acre, not the 4-8 units mentioned by the zoning administrator.

"The CVPOA believes we're on a collision course between two beloved Valley institutions—the Thunderbird and the Carmel Valley Master Plan," she said. "The integrity of the Master Plan is clearly threatened by the application."

"CVPOA feels no additional land should be put into commercial use unless there is real need from the standpoint of the entire community," she added. "According to Hahn, Wise (planning consultants who developed the new Area Plan), there is enough unused commercial land to serve us for years to come." In fact, she added, there were many acres of excess commercial land in Carmel Valley Village.

"It will weaken the economic viability of the existing commercial areas by making more commercial land," she said, and would "inevitably open the door to ugly strip commercialization of the area."

"Shall land be rezoned simply to accommodate Thunderbird's application?" she asked the board. "Thunderbird is not merely trying to find a home for our beloved bookstore. Ten buildings are to be leased out. Mr. Waldroup will become the landlord of a large retail establishment," she said, adding that the fact that some of the shops "may be culturally oriented" was no reason to grant rezoning.

"The county (zoning) ordinance doesn't distinguish between cultural and non-cultural commercial undertakings. You cannot depend on the PC zoning ordinance to enforce purely cultural uses," she said, noting that the proposed handicraft shops at the Thunderbird Gardens were "marginal businesses. If economic hardship develops, the landlord could apply for a permit for more ordinary retail establishments," listing pet shops, laundromats and funeral homes as examples of permitted uses under PC zoning.

Mrs. Gibson also warned the board to "be careful before you give him zoning on the strength of the limiting agreement" drawn up by Waldroup's attorney. "He would have to agree to omit all non-cultural uses under the PC ordinance," she said.

She also accused Waldroup of a "novel and ingenuous approach" to getting the county to grant special consideration (by rezoning) to avoid the higher costs of existing commercial property "and leave the different in his pocket. I suspect developers all up the Valley are watching this very carefully. There are four separate commercial sites in the Valley just to prevent ugly commercial creep."

"They are severely contained and insulated by buffer zones from the residential areas under the Valley Plan," she said, explaining that these buffer zones call for transitional land uses including garden type motels and low-density multiple family dwellings. "They must exclude retail shops, bars and restaurants," she urged. "The Valley planners wanted a step away from them in the transit buffer zones. CVPOA believes this would be a real threat to the Valley Plan policy of preventing commercial creep."

Mrs. Gibson also said rezoning the Kandlbinder property would set a precedent for future applications: "He got it, why can't I have it?" she declared.

"What one board of supervisors decided cannot bind a subsequent board," she continued, saying that a dancing academy specializing in ballet or a "restaurant with a quartet playing Mozart" could possibly qualify for this "cultural-but-commercial" type of zoning.

Mrs. Gibson warned the board that to approve this rezoning would "electrify all of Val Verde Drive. I know of nothing to prevent all of Val Verde from going commercial, like a row of dominoes," she said. "The Carmel Valley Master Plan is a good plan and should be adhered to."

**P**LEASANT SARCASM spiked Joe Broadman's opening statement to the board when it resumed the hearing on the Thunderbird Gardens rezoning after a lunch break.

"It's a good place for juveniles," he said. "I'm surprised they didn't bring in the good cheesecake..."

"Gentlemen: the subject is zoning," he stated. "There are seven commercial buildings (in this project). Thunderbird is just a coattail for seven commercial buildings. I love Thunderbird..." he said. "Mrs. Gibson speaks of the need for the Master Plan as a guide. Until we revise it maybe the bookstore needs another location. I want to see Thunderbird continue, but in another place..."

Broadman, a resident of Val Verde Drive, owns 2 1/2 acres of property separated by another 2 1/2-acre parcel from the Kandlbinder property. The intervening parcel is owned by Betty Green.

"Betty Green wants her riding stable," he told the board, referring to a previous application by Ms. Green for a riding stable on her property which was turned down. "If she goes, I go."

"Maybe I'll put in a cafeteria. The Peninsula needs a cafeteria," he told the board, half seriously, half jestingly. "Or a roller skating rink and give Mr. Waldroup some competition...a quality roller skating rink...or a beautiful funeral home, designed by Edward Stone," he said.

Broadman outlined the detriments of life along Val Verde (noise of cars from the Hatch Cover Restaurant and the occasional smell of broiling steaks, the lights from Carmel

Please turn to page 48



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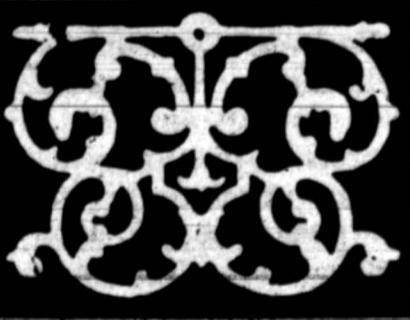
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The state commission will have 12 members. Six members will be representatives of the six regional commissions and six will be representatives of the public. Two of the public members will be appointed by the governor, two by the speaker of the Assembly and two by the Senate Rules Committee. Each regional commission will select one member as a representative.

The Coastal Zone will be divided into six regions, each with its separate regional commissions. Each regional commission will be composed of an equal number of representatives of local government within each region (selected by cities, counties, and associations of local government) and representatives of the public (selected proportionately by the governor, the speaker of the Assembly and the Senate Rules Committee).

The public members appointed by the governor will be subject to confirmation by the Senate and all members will be subject to strict conflict of interest provisions, Grunsky noted.

"The initiative will not take the issue away from the Legislature. The Legislature will still play a major role in the process. The commissions will be temporary bodies set up to carry out the specific planning and interim permit tasks.

"Half of the commission members must be appointed or approved by the Legislature, half will be local government officials. When the coastal plan is completed in 1976, the commissions will expire and the plan will be presented to the Legislature for such action as the Legislature deems appropriate," Grunsky said.



**NO SIBLING RIVALRY** here, as Johnny Heebner (right), 11, beams with pride at his brother, Jimmy, 9, who just captured the winner's trophy for "under ten year olds" at the Brookside Junior Tennis Championships at Saratoga Aug. 21-25. Johnny made it to the quarter-finals in the tournament, which was his first. The boys represented Leo Kohler's Mission Tennis Ranch. The boys are the sons of Mrs. Yvonne Heebner of Carmel and attend local schools.

#### Audubon Society activities resume

After a summer lull the Monterey Peninsula Audubon Society resumes activities with a program meeting at Canterbury Woods Auditorium, 651 Siney Ave., in Pacific Grove on Thursday, Sept. 14 at 8 p.m.

The program, A Naturalist in Malaysia and Australia, will be given by William Anderson of Santa Cruz, a retired biologist for the California Department of Fish and Game and an active ornithologist and nature

photographer. He will illustrate his talk with slides he took on 1969 and 1971 trips.

On Saturday, Sept. 16, Bill Reese will lead a beginners' instructional field trip in the Pacific Grove area, starting at 9 a.m. at the Washington Park picnic grounds. Beginners' trips are a monthly Audubon feature designed to acquaint the novice birdwatcher with local birds. Each month a different habitat is explored.

#### Conventions here this week

While 400 delegates to the American Bankers Western Conference are meeting through Saturday at the Del Monte Hyatt House in Monterey, the Carmel area has its share of conventions this week.

The Visitors and Convention Bureau says 40 will attend the Pace Seminar at the Highlands Inn for a four-day meeting that ends Sunday.

Quail Lodge is hosting 210

delegates to four different meetings, including 100 San Francisco Electrical Contractors who meet through Sunday; 60 members of the American Spice Trade Assn. who meet tomorrow (Friday) through Sunday; 25 IBMers who close their four-day meeting today; and 25 representatives of Ciba Pharmaceuticals who arrived yesterday and are scheduled to leave tomorrow.

#### new faces, new shops

Jim and Virginia Galligan, owners of the Highlands Inn Gift Shop for the past two years, have purchased a second store, Origins, in Carmel's Del Dono Court.

They took over Sept. 1 from former owners Joseph and Anna Burgess, and have renamed the business The Source. The shop will feature handcrafted gift items, both imported and domestic.

The Burgess, who have retained the name Origins, will continue the manufacture and wholesaling of their custom line of hostess skirts and dresses, operating out of Carmel Valley. The Source will be the exclusive local outlet for the clothes designed and made by Virginia Burgess.

Virginia and Jim say, "Ours won't be a 'his' and 'hers' shop operation. Both of us will keep in touch with each shop."

The Galligans, who live on Yankee Point Drive, came to this area from Moline, Ill., where Jim was in the wholesale paper business.

"And I ran a gift shop for the hospital there," adds Virginia. "That's how we got into this thing in the first place."

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## CARMEL CLOSEUP: Photographer Niels Ibsen

# Photography is 'painting with light'

By JUDITH A. EISNER

"I'M AN OLD Viking," is the way Carmel photographer Niels Ibsen describes himself. But unlike his romantic forebears, who sailed to the New World to seek adventure, Niels' life has been one long series of adventures.

Niels was born on Jutland, the main island of the three isles that constitute Denmark, and attended the University of Randers where he majored in Danish and studied languages and history. "After a few years I

got tired of country living and went to Copenhagen," he says, where he joined the Royal Guard as part of two years of army service. He already had his eye to the future, and looked upon service in the Guard as good preparation for police work.

Niels was only 18 years old when he became the youngest man on the Copenhagen police force to be promoted to the rank of officer. In retrospect, Niels found police work boring in spite of his success at it, and feels that it provided a good opportunity to learn civics,

law and "even photography."

In his 13 years as a policeman, he spent about four years going to advanced schools. After six years on the force, he became the chief of police of one of the suburban districts around Copenhagen.

NIELS became a police officer in 1934, and during his tenure, the Nazis occupied Denmark for five years. "In 1941, the Gestapo occupied Denmark and took over the police force," he says. "Lots of people were

sent to concentration camps. On the day of the Nazi takeover, they blew the sirens in the city and I simply took a walk," he grins. His "walk" took him out of the hands of the Nazis and eventually into the Danish underground, where, with all sorts of counterfeit credentials, he took the name of Hansen and worked for nine months.

"Most of the police went underground," he says. "We did police work and rubbed shoulders with the Nazis, but they didn't know who we were."

During this period, his wife, June, had no word from Niels and did not know where he was. "It was almost worse than war," he recalls. "You never knew who your enemy was."

After the war, Niels left the police force and went into private industry, first in the shipping business. "Shipping is lucrative," he admits. "You don't get much money as a policeman." His new business also gave him the opportunity to travel all over Europe.

Eventually, he sold out his shipping interests and went into the insurance business. Niels is singularly modest about how he simply jumped into a new venture. "You just use your head," he says.

BY THIS TIME, the Ibsen family had decided they would like to come to America, but because of immigration quotas, could not. "We thought of Canada as a diving board," Niels says. At the time, their only son, Robert, was 14 years old.

"We were going to convert everything to cash," Niels recalls, "but when we bought our tickets, we learned we could only take \$50 each out of the country." As a result, the Ibsens took along their choice books, silver and paintings and left the rest of their belongings behind them.

In 1951, they landed in St. John, New Brunswick, faced with a five-day train journey across Canada to British Columbia. They ate their way through their meager funds while on the train, and arrived in Vancouver practically broke.

But good fortune smiled, and "some old Danish folks took us in" and Niels got his first job shoveling snow at \$10 a day. From that hearty work, he got a job as a cement mixer (by hand) and laughs it off as "good exercise."

Niels has an expression that he "never took my hands out of my pockets" as a policeman, meaning he didn't work very hard. He also says he "wore white gloves." In Canada, the days of white gloves proved very far away.

From the cement mixing experience, Niels and his family moved on to become farmers—with no previous experience. He took over



NIELS IBSEN

management of a dairy farm and twice a day milked 30 cows (fortunately with the help of a machine.)

"I had the very latest book on dairy farming with me," he smiles. "After two months, we produced 200 pounds more milk than the farm had ever produced. The worst part of the dairy business is cleaning up after the cows. But people said it was good for me—that it's healthy."

Not happy about the prospect of rounding up 30 cows on 90 acres of pasture, Niels taught the cows to come to his whistle. "Whenever I had a day off, the farmer got himself a whistle," he adds.

In his spare time, Niels earned \$1 an hour digging fence post holes. "We always had \$20 tucked away for emergencies," he says of this era. "That's hard to do

now."

After his dairying experience, Niels got a job running a snow blowing machine at an airport in Prince St. George, 500 miles north of Vancouver. Although he had no previous experience at this work, he says he "knew machinery." His wife became the airport cook for the crew and his son worked in a nearby dairy. The weather in Prince St. George often hit 60 degrees below zero, which Niels characteristically understates as being "pretty cold."

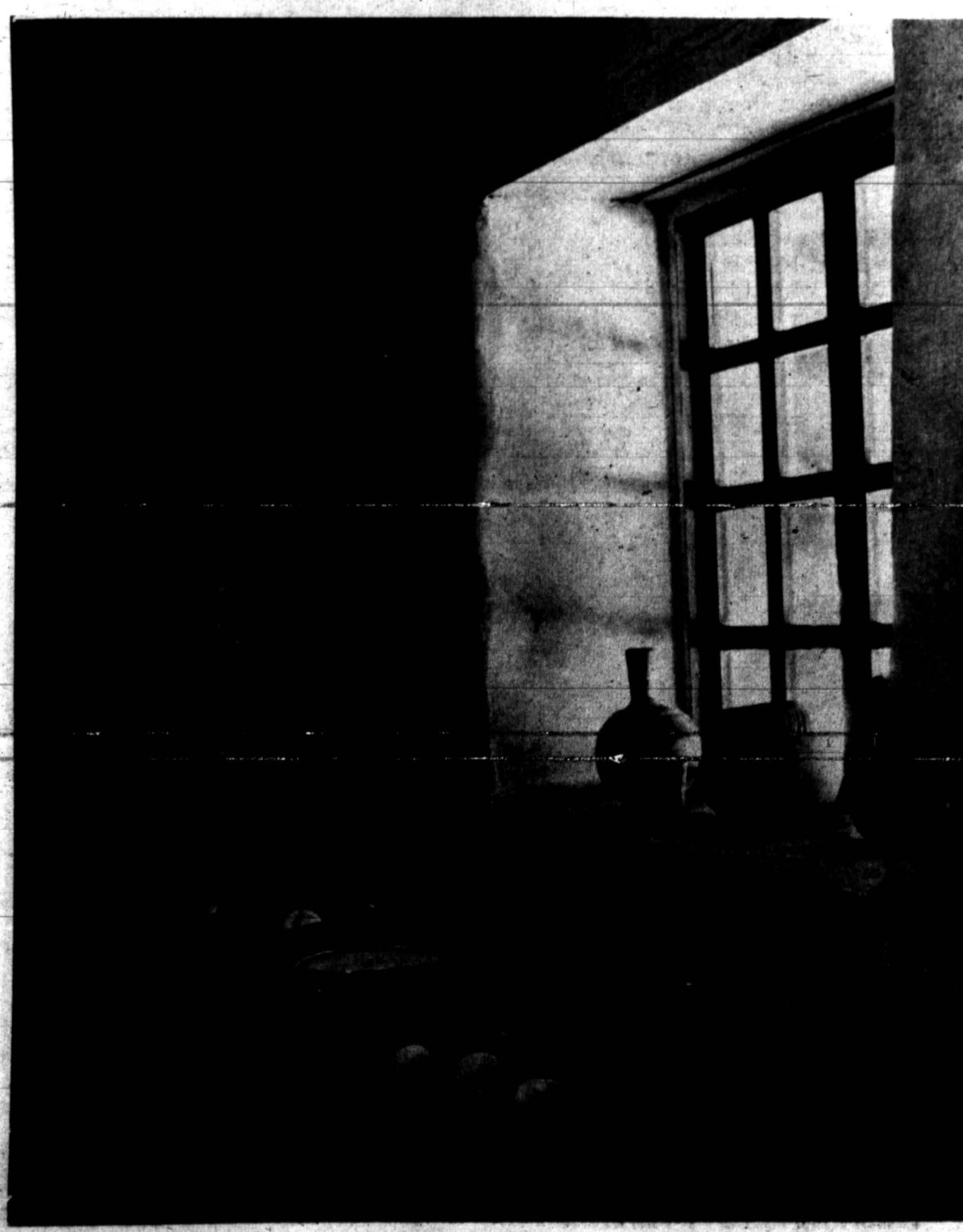
Back in Denmark as a policeman, Niels used to compete in international targetshooting competitions. Harking back to those days, he joined a gun club in Prince St. George and through the club, met a man who asked him a manage a motel in Yukon, Alaska.



THIS SEQUENCE demonstrates how Ibsen is able to capture the highlights of a photograph by "painting with light." The first print was made to test the low negative values, he said.



ROBIN



CARMEL MISSION

# light'

For five months, the Ibsens ran the motel, until the arctic winter snowed them in. But during this time, Niels wrote his first story which he illustrated with photographs. The story dealt with two prospectors for whom Niels agreed to bring provisions "20 miles from nowhere" on the first public road built in British Columbia, between Ft. McCleod and Ft. St. James.

Leaving the motel to await the spring thaw, Niels went back to Vancouver and became an engineer—again without any formal background. For five years he worked as a structural engineer, on jobs that included building a \$1 million factory. "Engineering wasn't totally new to me," he says. "I'd done some surveying on my own before."

Eventually, however, the idea of coming to the United States returned. The Ibsens' son had moved to San Mateo, and Niels "felt we should pull up our tentpoles." In 1961, he arrived in California.

**B**ETWEEN the time he wrote his first story about the prospectors and the time he came to California, Niels got down to work and "really studied photography" and over a period of time, wrote upwards of 50 articles which were published in magazines and newspapers in Denmark. "I wrote mostly about current events," he says, "and I have letters of appreciation from Presidents Eisenhower, Johnson and Nixon."

Once in California, Niels became manager of an apartment house in Pacific Heights in San Francisco, and "took a lot of trips and did a lot of photography."

He had his first exhibit under the auspices of the Parks and Recreation Facilities in San Francisco when his work was accepted for the Stern Grove Art Exhibition and he received

an award of merit.

He subsequently exhibited on the main floor of the Emporium department store and at the San Mateo County Fair, and eventually became a free lance commercial photographer specializing in winery accounts.

"For the three years I did this, I had a great opportunity to do my own creative work out of their laboratory," Niels says.

By 1969, Niels felt the time was right to make his move. He and his wife moved to Carmel, where she worked as a housekeeper and Niels rented a two-room studio on Alvarado Street in Monterey. A year later he had his first one-man show at the Pacific Grove Art Museum.

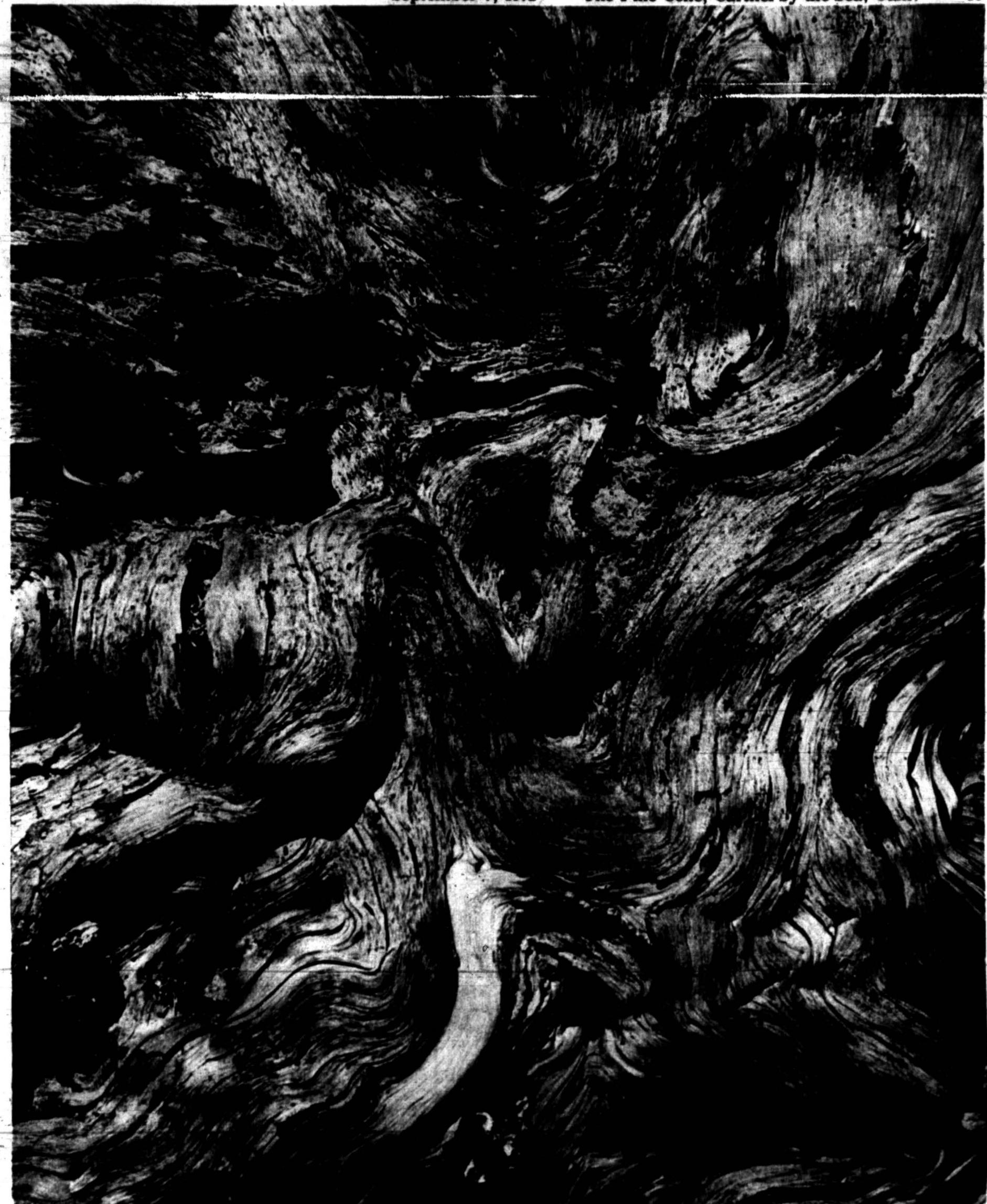
Niels also became a member of the Friends of Photography and is pleased that twice his work has been accepted for hanging at one of their exhibitions.

"There's not much commercial work in town," Niels admits, but he does a lot of reproduction work for local artists who need photographs of their paintings for advertising purposes. All the while, he works on his creative photography.

He admits that his police background in Denmark offered him noticeable advantages. "The police are better educated in Denmark," he says. "You have to speak at least two languages and you're no good unless you can speak three. All your schooling is free when you're a policeman," and he indicates that any man worth his salt learns as much as he can.

Niels also admits that he didn't have any idea "that photography would be a future for me."

"In my own mind, I strive to do something different. I have to put something of myself into it. The subjects may be intrinsically uninteresting, but I try to find a



JUNIPER ROOT, HIGH SIERRA

new approach. I like any subject that makes people say 'ah!'"

**N**IELS characterizes his photography as "painting with light. They are mood prints, developed specially in the darkroom. They're not double exposures—that's tricks. I don't make trick pictures."

Niels started to create "mood pictures" while he was in San Francisco. "I didn't know I could sell them and put them in a closet until my wife threatened to burn them if I didn't do something

with them." That's when he began exhibiting.

"I took pictures in Alaska and British Columbia, but that's all they were—pictures. I felt if I couldn't do better than that, it wasn't worth bothering.

"A painter goes out into nature and paints as the light changes. A photographer is tied down to his subject. Once you take it, that's it. You can fiddle around and get a picture, but it's not artwork. You have to extend yourself and go beyond what you've learned. And you have to be able to waste lots

of film to get what you want," he says. "It doesn't always come out the way I'd like it. I'm getting more critical. If I can't come up with something better than what I already have, it goes down the drain."

Niels now lives in a little house on the Riley property near Point Lobos where his wife is housekeeper. His prints are sold at the Fireside Gallery in Carmel and at the Coast Gallery in Big Sur, as well as in Oregon, San Francisco, Monterey and Hawaii. He has been approached with offers to

mass produce some of his photographs, an idea he finds singularly unappealing.

In addition to nature scenes, Niels likes to photograph children "before they're old enough to know what's going on," and people "when they're old."

He sums up his checkered career that has led him from the Danish police force to the coast of California with his usual low-key philosophy: "If you put your mind to it, you can do a lot. Too many people just wait for things to happen."



The next one tests the remaining low values, while the third tests the high values. The finished product, at right, was

achieved by patient, careful dodging. A total of three minutes of exposure was necessary under the enlarger to achieve the

finished print. Our readers may recall the image adorned the front cover of The Pine Cone on August 24.

ACKNOWLEDGEMENT: The look over the shoulder was made possible by the kind cooperation of the author.

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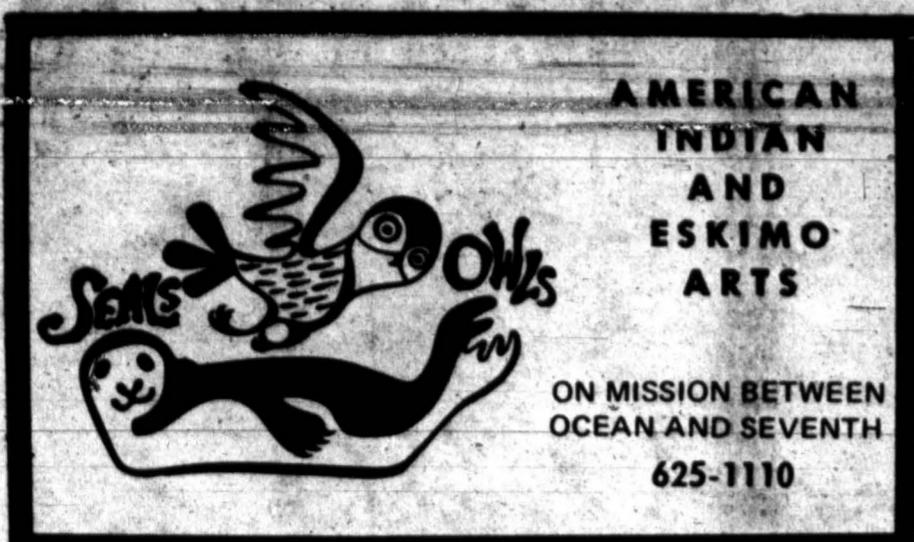
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1 richard danskin  
GALLERIES  
Featuring the realistic California Rural Scenes of richard danskin.

Open Daily 10:30-5:30  
Dolores just South of Ocean  
P.O. Box 3598, Carmel  
624-0222

2 EMILE NORMAN  
GALLERY  
Mission between 5th & 6th  
10:00-5:00 daily including Sundays  
Telephone 624-1434

An ever-changing exhibit of the most recent work of this great artist is shown here exclusively.

3 Contemporary Paintings by HELEN B. DOOLEY  
Enamels, woodcuts, etchings  
Early American paintings.  
DOOLEY GALLERIES  
San Carlos bet. 5 & 6 thru the Mall, Carmel.

4 HAROLD SHELTON  
STUDIO GALLERY  
The Peninsula's Better Seascapes and Landscapes  
Open 10-6 DAILY  
San Carlos bet. 5th & 6th In The Mall  
624-8880

5 LAKY GALLERY  
American Artists & Artists from Abroad  
San Carlos between 5th & 6th  
11-5 Daily - 1-5 Sunday  
624-8174

6 MATRIX II  
Su Vecino Court, upper level; Dolores betw. 5th & 6th. 10-5 everyday exc. Mon. & Tues. Original metal sculpture by Douglas Purdy.

7 ZANTMAN  
ART GALLERIES  
2 LOCATIONS:  
6th Ave. near Mission St.  
6th Ave. near San Carlos  
Starting Sat., August 26

GESINUS  
A one-man show by the Dutch Master, prior to his one-man show at London's Wildenstein Galleries. Also on view in the two spacious galleries, oils by other foremost European and American artists. Open daily: 11 a.m. - 5 p.m. Tel 624-8314.

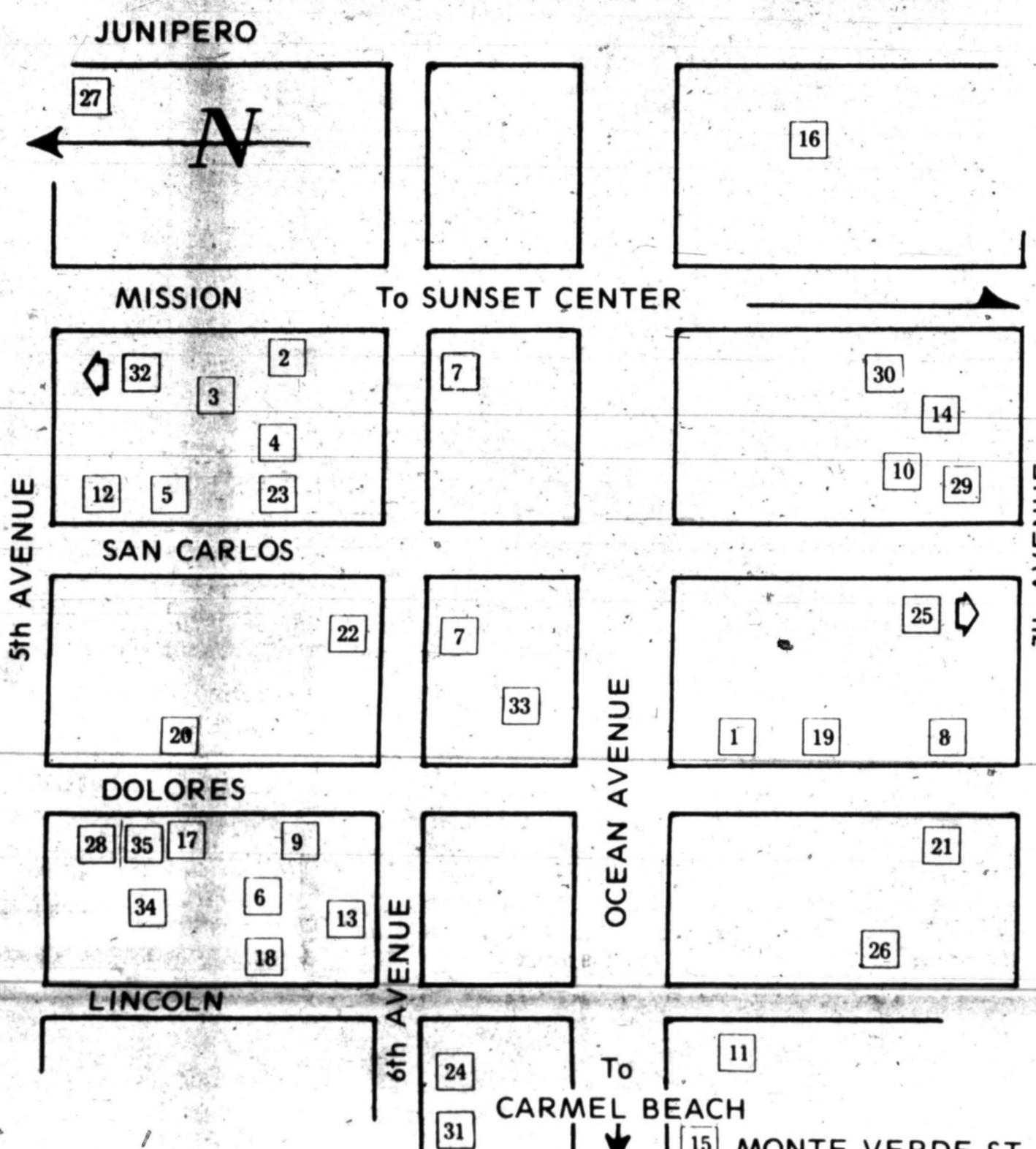
8 CASA DOLORES  
GALLERY  
Dolores & 7th  
Fine Paintings by Well-Known Artists  
Open 11-4 Phone 624-3438  
P.O. Box 6255

9 JAMES PETER  
COST GALLERY  
Dolores bet. 5th & 6th  
Hours: 11 to 5 p.m. Closed Sundays. Phone: 624-2163  
One door south of the Carmel Art Association.

10 JACOB'S GALLERY  
San Carlos bet. 7th and Ocean  
Open Daily 10-5:30

Exclusively Ralph Jacob's of Carmel. Very versatile as contemporary - traditional - impressionist. Phone 624-5955.

## Carmel Art Galleries



11 GALERIE DE TOURS  
and (2 locations)

22 Ocean at Lincoln  
6th & San Carlos  
World-famed European and American artists including Hibel, Thompson, Charleston, Epko, Bouyssou, Spindler, Tamayo, Luks, Creo, Kollwitz, Morikawa, Armstrong, Jacus.  
Hours 10:30 a.m. - 5 p.m.  
Daily 10-5, Sun. 10-4

13 ROSEMARY MINER'S  
GALLERY AMERICANA  
Featuring outstanding contemporary American artists: Rosemary Miner, Bruce Glen, Ray Swanson, Andre Gisson, Larry Toschik, Herbert Parrish, Russ Shears, Monte Anderson, Richard Ward, D. Roe Brown, Al Proom, Paul Tapia, Louis Heinzman and others.

Located Sixth Avenue and Lincoln, mail to P.O. Box 6146, Zip 93921. Telephone 408-624-5071. Open 7 days 11 to 5.

15 GALERIE DE FRANCE  
Fine oil paintings by French artists selected in France by DINA MARINE. In Carmel since 1952 (same location). Ocean at Monte Verde, Tel. 624-4808. Open every day.

These Carmel Galleries cordially invite you to see their exhibits by outstanding artists

16 THE CROSSROADS  
In the Carmel Plaza  
Ocean Ave.

Contemporary. A new gallery for Carmel, featuring European impressionist art. Also fine antiques and art objects. An unusually distinctive collection.

17 CARMEL ART  
ASSOCIATION

Carmel's oldest and only artist owned, artist operated gallery. New work by well known members exhibited monthly. Between 5th & 6th on Dolores Street. 624-6176.

18 D. LOGAN HILL  
Fine Art Gallery  
Su Vecino Court

Lincoln between 5th & 6th  
Seascapes-Landscapes and Figures on Silk  
Trompe l'oeil Paintings of 17th Century Antique Silver and Cutglass and Sculptures

19 VILLAGE ARTISTRY  
Dolores, south of Ocean  
Hours: 10 to 5:30 Daily  
11 to 4 Sunday. 624-3448  
Featuring the works of local artists and craftsmen.

20 FIRESIDE GALLERY  
Between 5th & 6th on Dolores St., Pantiles Court - 624-1416. Featuring American and European Artists, including oils, watercolors, sculpture, ceramics, fused-glass, Oriental Art.

21 CHINA ART CENTER  
Dolores bet. 7th and Ocean

Tel. 624-5868  
Specializing in Chinese antiques, paintings, jade and opal jewelry.  
Hours 11 a.m. - 5 p.m.

23 THE RON GRAUER  
GALLERY

San Carlos between 5th and 6th on the mall.

24 PINE INN GALLERY

Exhibiting the recent oil paintings of Susan Hale Keane. Sensitively bold portraits with an old world elegance. Open seven days a week 10-5. 624-0340.

25 FRIENDS OF  
PHOTOGRAPHY

One of the nation's most distinguished fine art photography galleries. Sunset Center. San Carlos at 9th. Daily 1-5 P.M. Closed Monday.

26 JACK LAYCOX  
GALLERIES

Impressionistic Paintings. Lincoln Street Near 7th. Carmel 624-6274

27 FORGE IN THE FOREST

A work shop gallery. Metal sculpture by Donald Buby. Junipero and 5th.

## Two new exhibits open Saturday

### at MP Museum of Art

The Monterey Peninsula Museum of Art will open an exhibition of paintings Saturday by Santa Barbara artist Jack Baker in its main gallery and the works of five photographers in the balcony gallery. A preview of both exhibitions will be held for museum members and guests tomorrow (Friday) evening, from 5:30 - 7:30 p.m.

Baker, born in Texas, has lived in California most of his life. He received his B.A. from Claremont College and his M.F.A. from Pomona College, studied at the University of Southern California, the Academie Julien in Paris and the University of Mexico and worked with Milford Zornes and Millard Sheets.

He has traveled widely in India, Africa, Bali, Japan and Europe and taught in Addis Ababa for three years where he served as head of Haile Selassie's Academy of Art. His works are included in many museum, university and private collections.

28 ARTISTS HABITAT  
Dolores and 5th, upstairs across from Post Office. The finest art material store in Carmel combined with a gallery showing Vera Gee's impressionist art.

29 THE LANGFORD  
GALLERY  
San Carlos between 7th & Ocean  
Open 11 to 5  
Phone 624-0820  
Landscapes - Marines and Local Scenes by Don Langford.

30 THE CONNOISSEUR  
GALLERY  
featuring three centuries of fine art. Oil paintings, water colors, engravings, lithographs, collages and sculpture by internationally known artists of the past and present. In the Court of the Fountains, Mission at 7th, Phone 624-9788.

31 HELEN BARKER  
GALLERY  
6th Ave. between Lincoln & Monte Verde  
in the Pine Inn block featuring noted contemporary artists in seascapes, landscapes, florals and still life. Helen Barker, Jack Bevier. Noted sculptors, Fritz Abplanalp, Richard Salley, Ken Weise, exquisitely rendered in wood, metal and resin. Open daily 11 to 5 p.m. Ph. 624-6712.

32 GEORGE E.  
MONTGOMERY  
Clam Box Bldg.  
Mission near Fifth  
Old traditional and primitive paintings, portraits, landscapes, still lifes. Specializing in 18th Century antiques with emphasis on American Furniture.

33 GARCIA GALLERY, INC.  
A continuous and exclusive one-man show of paintings by Danny Garcia. The artist is a contemporary American impressionist with a growing reputation in the U.S.A. and abroad. Sixth and Dolores, Carmel. Open Daily 10:00-5:00 P.O. Box 623, Phone 624-8338.

34 SKAALEGAARD'S  
SQUARE-RIGGER  
ART GALLERY  
Los Cortex Bldg., Dolores at 5th, Est. 1966. Open daily 10:30 to 5:00. P.O. Box 6611, Carmel. Tel. 624-5979.

Tremendous variety of historical Sailing Ships in oils and watercolors by renowned marine artist Hans Skaalegaard IAA. Member Tommosso Campanella, International Academy of Arts, Letters & Science of Rome.

35 THE JAY SCHMIDT  
GALLERY  
Del Dono Ct., 5th & Dolores  
Phone 625-1511  
Ten artists show their finest in this new gallery featuring the work of Jay Schmidt. Mission 10-10:30, Sun. 1-5.

CARMEL ART  
ASSOCIATION  
ARDOTH TERRILL  
One-Man Show

COUNTRY  
GOLDSMITH  
Fine Gold Jewelry and Indian Jewelry In the Village Carmel Valley 659-2558

18th CENTURY  
FURNITURE,  
PORCELAINS

AND  
DECORATIVE  
ACCESSORIES

RICHARD  
S. CORHAM  
ANTIQUES

Member  
Antique Dealers' Association of California  
10 to 5  
Mon. thru Sat.

Mission and Tel. Seventh 625-1770.

*A talk with Gesinus-Visser:*

## Dedication and belief in his art

THE SOFTNESS of his works is a mirror to the softness of the man and the occasional boldness in color and stroke is a reflection of the strength of his dedication to and his belief in his art.

Describing himself as a post-impressionist, ("Some people say I am one of the last post-impressionists") Robert Gesinus-Visser at 74 has the vivacity that comes with a rich, full life and an unending interest in the people around him.

Although he has visited the United States before, Gesinus, who divides his time between Maastricht in the Netherlands and Vallauris in the south of France, was visiting California and Carmel for the first time. His one-man show at the Zantman Art Gallery (his first show in an American city other than New York) will continue through Sept. 16.

Gesinus began painting "when I was still a boy, 12 or 13 years old" and at 18 started two years of study at the Royal Academy of Art in the Hague.

Then he went where all young artists of those days went—to Paris. His contemporaries and friends with whom he "sat and had a nice drink" at the cafes along the Montparnasse were Picasso, Pascin, Friesz, Matisse and Kisling. It was in Paris in 1927 that he exhibited in the "Art Vivant" show with

Picasso, Braque, Vlaminck, Utrillo, Kisling, Friesz and Pascin.

"I painted for many years in France," Gesinus reminisced. "I had more or less a French education in painting. In a way, I kept to objective painting, looking to everything that has been done."

Then, grinning, he added, "I paint much better now than 30 years ago. The older you get, how much harder you have to work because the public is hard to please. You have to maintain what people expect from you. When you are 20, you can paint something in one-half day, but more is expected from you when you are older."

J.B. Zantman said, "I have seen his work for six years and have handled him for three years and the work he is producing now is fantastic."

AFTER his years in Paris, Gesinus spent "quite a long time" in Germany. He exhibited his work in Berlin, Flensburg, Duisberg and Dusseldorf. When Hitler began showing his strength, Gesinus' work soon was termed "decadent" because "I had many Jewish friends and my art wasn't liked." So he went back to France and from there moved to South America. During the war, he was appointed honorary consul of the Netherlands in

Bolivia.

Before he moved back to Holland, Gesinus said, "I have lived in many countries, France, Italy, Spain." He still goes to France, but not to Paris, which, he reflected, has changed very much. "Life is more difficult for artists now than in my youth. There was more comradeship then."

"Artists were not so separated from life then," he remembered, "even if they were famous people then, they were much more simple." Gesinus said the art colonies as such, all over the world are no more. Everything today is too spread out. In the days of his youth, he said, "people you met on the Montparnasse, they lived on the Montparnasse, they were in the cafes and they would meet."

The new artists, Gesinus commented, "work hard and some maybe have new ideas, some maybe not." A few may get recognized and the others not, he continued, but "there is room for everything." In his lifetime, he added, there may have been a half million painters, but only 20 to 25 who were recognized.

"What survives is quality, uniqueness, pleasantness and beauty, something of its own," Zantman said. "In centuries later on, people will recognize what the artists stand for and will pay the prices." J.J.

"Artists that are successful are producing," Zantman said and Gesinus added that "without work, nothing gets done."

CARMEL and the surrounding areas have charmed Gesinus. "The people here are charming, nice and kind," he said and added that the "landscape is very beautiful."

For his first work of art in the United States, a watercolor, Gesinus picked the scenery in Big Sur. He started a second, but was unable to complete it because he left for New York and Holland a few days ago.

The artist's next one-man show will be held in late 1972 or early 1973 in the Wildenstein Gallery in London. It will be his eighth show with the international gallery. Some of his art, he said, is in museums in South America and Germany, but "I'm more in international collections."

An accurate description of his canvases is found in the artist's brochure from the Zantman gallery. "The sky is very blue and the trees seem greener, although once in a while there is an overcast with a brilliant sun veiled behind it and wrestling to break through. The palms and pines and olive trees mingle with flowering shrubs, the rocks reach to the ocean and the water is azure."



ROBERT GESINUS-VISSE at 74 is reaching the pinnacle of his art. He is seen at the Zantman Gallery in Carmel during his recent visit to coincide with the opening of his show. The exhibit next travels to the Wildenstein Galleries in London.

**RAMON'S WORKSHOP**  
**CUSTOM PICTURE FRAMING**  
**26 YEARS LOCAL EXPERIENCE**  
**518 LIGHTHOUSE AVE., MONTEREY**  
**372-4039**



## ONE MAN SHOW BRUCE GLEN

Gallery Americana at Sixth and Lincoln Proudly Presents  
Mr. Glen's Latest Collection of

**SUPERB EGG TEMPERA PAINTINGS**

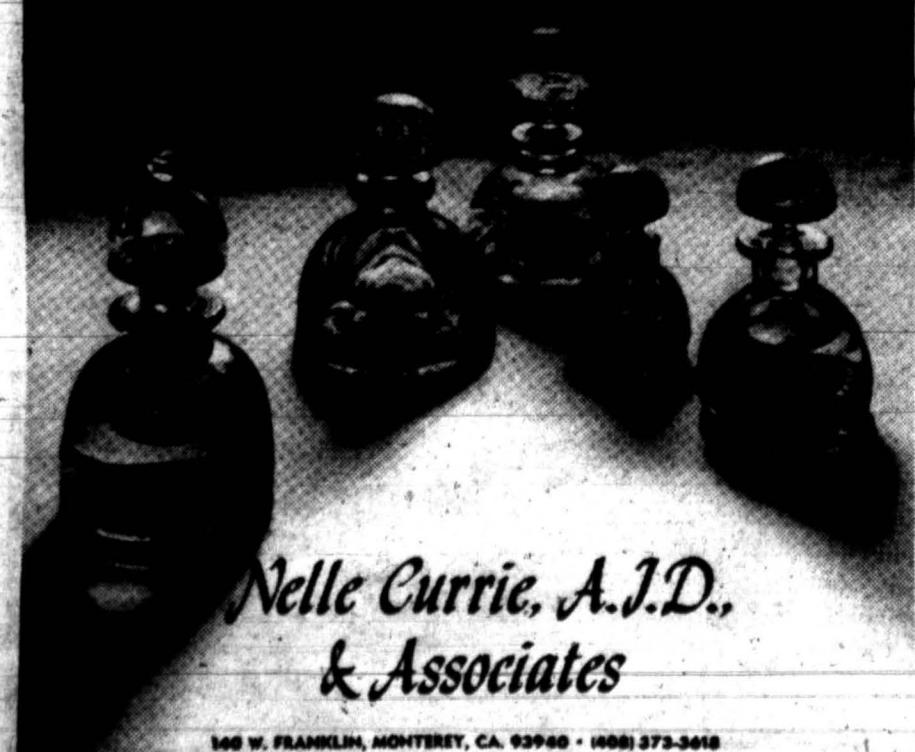
**Sept. 9 to 30, 1972**

**Show Opens Saturday at 3:00 p.m.**



## A collection of rare Millefiori inkwells

Stourbridge glass-makers created these superb, antique English inkwells. They made each piece incredibly beautiful by using concentric rings of multi-colored Millefiori florets as exquisite decorations in both stopper and inkwell. Millefiori techniques were employed by ancient Egyptian glass-makers, and introduced to Italy in 30 B.C. Palestinian artisans used similar canes, or "mosaic rods" in glassware of the 1st and 2nd centuries, B.C. 4½ to 8 inches high, these fascinating inkwells are part of our superior selection of extraordinary antique furniture and objets d'art.



100 W. FRANKLIN, MONTEREY, CA. 93940 • (408) 373-3618



'STONEHENGE MOTIF' is by John La Pierre, who is having a one-man show of his work at the Carmel Art Association.

## Paintings by Ardoth Terrill, collages by

### John La Pierre at Art Association Galleries

Two one-man exhibitions, paintings by Ardoth Terrill and collages by John La Pierre, are the featured attraction in the Carmel Art Association galleries for the month of September.

In the Association's Beardsley Room, Ardoth Terrill presents 30 oil canvases grouped into two areas of focus. The first, painted with her characteristic brilliance of color, signals the joyful aspects of our natural world with meadow grasses waving in the wind, vistas of bright land masses juxtaposed to horizontal sea and groups of exuberant yellow-gold calendula.

In contrast, her second series of canvases proffer sensitive interpretations of snowy winter landscapes delicately rendered in thin washes of modulated color muted to the mood of winter quiet.

La Pierre's works lean

toward the abstract with form emerging from planes of color juxtaposed one to the other in the close hues and values of a selected pigment. With certain of La Pierre's works there is a complete departure from pigment toward the use of the collage medium to build up form which evolves ultimately into cable cars, Mexican market scenes, and views of San Francisco's Chinatown.

A graduate of the Salinas Union High School, Ardoth Terrill pursued her art education via Hartnell College, the Richard Stephens Academy of Ad-

vertising Art and the Rudolph Schaefer School of Design in San Francisco. Her very successful painting career started in 1958 and includes six one-man shows on the Monterey Peninsula plus awards at the Monterey County Fair, San Juan Bautista Art Festival and Society of Western Artists Exhibitions at the de Young Museum, San Francisco. The artist makes her home and studio in Salinas.

A native of Fall River, Mass., La Pierre was educated at the California College of Arts and Crafts, Oakland, and pursued

graduate work at the San Jose State College and the Instituto Allende, Mexico.

La Pierre has had one-man shows at Casa Manana, Monterey, the Stanford Research Institute, Galeria de la Parroquia, San Miguel, Mexico, the Instituto Allende Gallery, Mexico, and Los Robles Gallery, Palo Alto. He has been an art instructor at the Pacific Grove High School since 1952.

Both exhibitions will continue through Sept. 27 and will be open to the public daily, including Sundays, during regular gallery hours 11 a.m. to 5 p.m.



'IMARI DISH', an oil on canvas, is one of the works by Ardoth Terrill on exhibit in a

one-man show at the Carmel Art Association Galleries, Dolores near Sixth.

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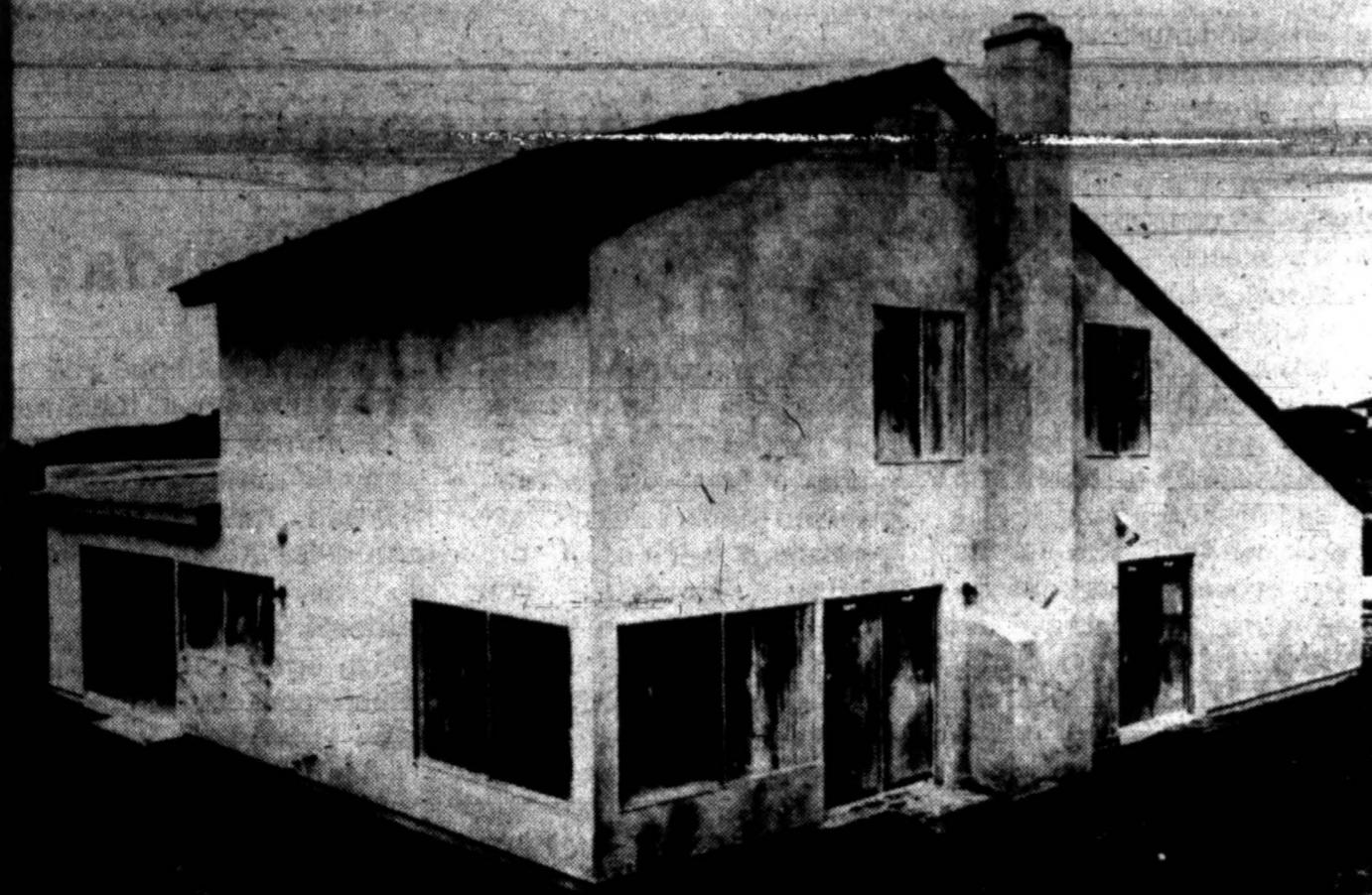


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"TRACT HOUSE, 1970" by Lewis Baltz



"UNTITLED, 1970" by Anthony Hernandez.

## 'The Crowded Vacancy' at Friends of Photography

Currently on view in the North Gallery of Friends of Photography at Sunset Center this month is an exhibit entitled "The Crowded Vacancy," a photographic study of Los Angeles by Lewis Baltz, Anthony Hernandez and Terry Wild. The exhibit, which will be on view through Oct. 1, is being shown in conjunction with the Friends' two-man exhibit of the photographs of Joan Murray and LeRoy Robbins.

Both exhibits may be viewed during gallery hours, 1-5 p.m. every day except Monday.

## Linda Chrysler's paintings on exhibit at PG Center

The main gallery of the Pacific Grove Art Center is featuring the recent works of Carmel artist Linda Chrysler.

Miss Chrysler worked professionally for a leading Hollywood art studio and later obtained a fine arts degree from Chouinard (California Institute of Art). Subsequently she studied under the well known abstract expressionist, Emerson Woelffer, and was greatly influenced by his style.

A two-year sojourn in Hawaii gave her an opportunity to gain experience in interpreting in her paintings the unusual colors and brilliant quality of the Hawaiian atmosphere.

She has received a number of awards including the selection of her work for the West Coast Painting Annual, the Monterey County

Painting Annual and the Rubenstein Collection of New York.

Early this year her second one-man show was exhibited at the Highlands Inn. Her works are included in the Monterey Peninsula Museum's Rental Gallery Collection, and the artist was also the recipient of the 1st Honorable mention in the Pacific Grove Museum's Seventh Annual Watercolor Competitive. Miss Chrysler's show at the Pacific Grove Art Center encompassing her paintings from 1968 through 1972, continues through Sept. 23.

During the same period, Gallery No. 2 will have a fascinating display of original tapestries done by the children of the small town of Harrania in Egypt. These brilliantly-colored, imaginative tapestries were created by children who



"TOGETHER" by Carmel artist Linda Chrysler is among her recent paintings on exhibit at the Pacific Grove Art Center through Sept. 23. Miss Chrysler spent two years painting in Hawaii where she attempted to capture the unusual colors and brilliant quality of the islands.

## Exhibit of Brommer watercolors opens Saturday at Fireside Gallery

A love of California and a love of travel will be represented in the watercolors of Gerald Brommer in his exhibition at the Fireside Gallery in Pantiles Court which will begin Saturday and run through Oct. 6.

California's coast and mountains receive sensitive treatment with collage and watercolor from Brommer, who is a native Californian. In his own style, he has also recorded his recent painting trips to the Orient and Europe.

Brommer's work has appeared in more than 20 major exhibitions in the

United States this past year, with several major prizes awarded to his watercolors. His art is included in many permanent and private collections throughout the world and in the collections of the State of California, Alan Hancock College, Utah State University, the Festival of Arts collection in

Laguna Beach and the Hunt Wesson Foods collection in Fullerton.

The artist has had more than 40 one-man exhibitions in recent years, with 17 in the past year alone. He is a member of the West Coast Watercolor Society and is past president of the California National

Watercolor Society.

Brommer is the author of three textbooks on art and is currently working on his fourth, dealing with transparent watercolor. In addition, he has also authored numerous articles for art education journals and is a contributing editor for School Arts magazine.

were not taught formally. Ramses Missa Wassef, their discoverer, is a professor of architecture as well as a teacher, potter, glazier and weaver. For 20 years Wassef has been supplying looms and primary colored wool to the village children.

He explains the weaving technique to them and allows them to work without supervision or patterns. The children have produced brightly patterned tapestries which resemble the folk art of the ancient Egyptians, and are pleasing to the eye and the mind of the viewer.

The Art Center is located at 568 Lighthouse.

"PEOPLE-WATCHING" from their kelp bed cradle is a favorite sea otter pastime, even as otter-watching is popular with

residents and visitors to the Carmel area. This alert duo is the latest print by Carmel animal artist Andrew Kozak.

### Animal artist Kozak

#### is a friend of the otters too

A matched pair of southern sea otters is the latest print by Carmel animal artist Andrew Kozak. Kozak is a member of "The Friends of the Sea Otter," a non-profit organization to protect these rare and delightful marine mammals who can be seen romping amongst the kelp beds off Carmel beach.

Kozak works closely with Dr. James Mattison, a Salinas surgeon, skin diver and marine photographer. The new Kozak print will be available in many local Carmel shops.

Friends of the Sea Otter will hold its annual meeting tomorrow (Friday) at 8 p.m. in the music room of Monterey Peninsula College.

There will be a discussion of the southern sea otter by Dr. Mattison and a showing of his documentary film, *Back From Extinction*, as part of the evening's program.

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That they possess exceptional artistic and musical merit is all to the good, and only tends to emphasize the opportunities afforded to young musicians by the Hidden Valley Music Seminars to supplement their previous musical training, to collaborate together in study, discussion, and performance, and to sample the important works of composers of the classical, modern and contemporary scenes.

The Stravinsky Symphony of Psalms, which opened the concerts last Friday and Saturday, was conducted by John Waddell, with the chorus participating, and with the accompaniment of the duo-pianists Jean Hughes and Steven Tosh of the faculty.

In this work, Stravinsky's genius burns with a steady and glowing flame, being in fact one of his finest creations. It was commissioned by the Boston Symphony Orchestra for its fiftieth anniversary, and Stravinsky chose for his text extracts from the Vulgate Version of Psalms 39 and 40 and the whole of Psalm 150, inscribing his score with the words "Composed to the Glory of God."

The polyphonic textures of the Byzantine severity of the Greek Orthodox Church was performed by the chorus with an impressive ecstatic fervor and simple elemental grandeur. The penance, redemption, and the closing ritual of praise were brought out in an esthetic and compelling manner. Truly, a performance of ingratiating dramatic utterance, again indicating quite distinctly what can be achieved by young, dedicated musicians in such a short period of time.

The Brahms Symphony No. 1 in C minor was directed by Michael Zearott with his usual fervor, tempered by a subdued note, which added an additional luminous sheen to the reading. It is a work of monumental proportions, epic in spirit, complex in structure, and so dramatic in its exposition that Hans von Bulow had called it "Beethoven's Tenth Symphony."

The first movement, richly developed with bardic power of utterance, was given by the orchestra in a harmonious coordination in all sections. From all this turmoil, the slow movement is remote, and its reverent, lofty exaltation was most charmingly performed, with the accent on rhapsody and elegance. The tempi were just right, and the various facets were large-scaled in both detail and exposition.

The third movement, an allegro, was vibrant with clear resolve and brought out the conception of a walk through nature, mixed with the melancholy and the musical character.

In the final movement, the invocatory responses of the opening motif, and its subsequent elaboration in a somewhat sombre reverie, was so beautifully projected that it achieved the bold, imaginative flight envisaged by Brahms in its conception.

The tremolo strings shimmered magnificently in what was the high water-mark of this movement. It seemed as if the heavens had opened up, with the magnificent horn sound calling from above. The various nuances were well ordered and displayed with a charismatic virtuosity.

The very ending of the finale, as performed at these concerts, indicated a broad-arched look into the mystery and nostalgia of the work.

This was a special test of Michael Zearott's power of synthesis, which he fulfilled most admirably. This conductor has matured tremendously since this reviewer first heard him, and with this type of approach and involvement, he should prove in future years a most formidable maestro. After such a stunning performance by this group, it is difficult to realize that it is solely an orchestra of students, albeit very gifted students.

As part of the culminating program, three awards for special merit were given, and presented by Peter Meckel, the executive dean of the Hidden Valley Music Seminars. This was in the British tradition of seating luminaries at the "High Table." These students were: Thaddeus Watson, flute; Andrew Ehrlich, violin; and Martha Young, soprano.

Recommended Recordings of the above works:

Stravinsky, Symphony of Psalms: Ernest Ansermet conducting the Orchestre de la Suisse Romande on London 6219. Brahms, Symphony No. 1 in C minor, Op. 68: Karl Boehm conducting the Berlin Philharmonic Orchestra on DGG-LPM 18613.

Camera club meets tonight

A Little of Germany and Austria is the title of the color slide show with which Arthur T. Thorsen will entertain Padre Trails Camera Club Thursday (tonight) at 8 p.m. in the music room of Carmel High School.

Both pictorial and nature slides will be presented for

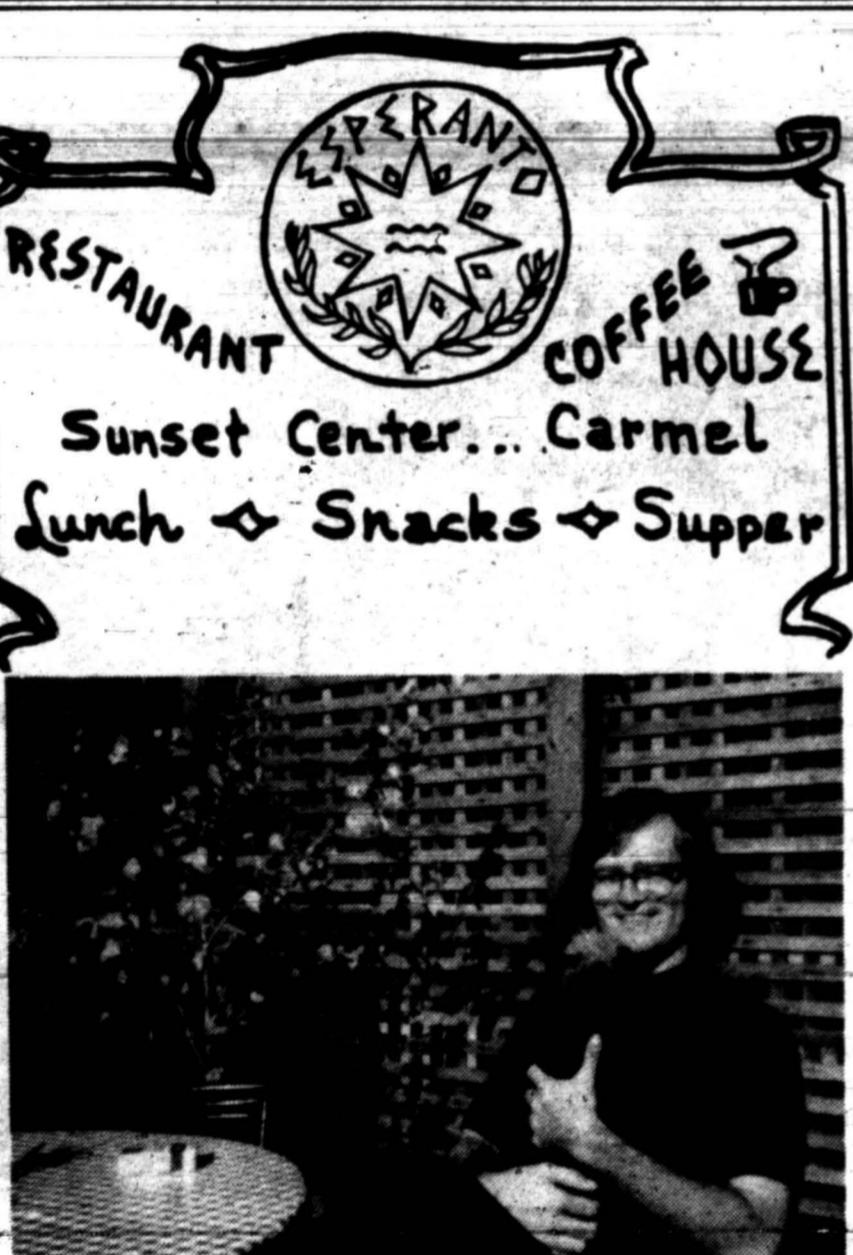
judging in the club contest for the evening. Winning slides will be entered in the Photographic Society of America's contest for the month in their respective categories.

Interested color photographers are invited to the meeting.

Ernie Kovacs film at MPC Sept. 16

The best of Ernie Kovacs' TV humor will be shown in a 16-mm comedy documentary on Saturday, Sept. 16 at 8 p.m. in the MPC Theatre. The 80-minute film will be shown to the public free of

charge. During the 1950s, Ernie Kovacs pioneered TV comedy techniques that were innovative and which may still be found on such programs as *Laugh-In*.



STEVE TOSH, talented conductor of the Hidden Valley Music Seminar's Theatre Division Orchestra, seen here in Esperanto's delightful patio with friend Fritz, comes back again and again (at least twice daily) for bagels and cream cheese, date nut bread, potato soup, pastrami, and the chef's latest madness, avocado sandwiches.

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**Mariachi concert at**

**Forest Theater Sunday**

Mariachi music performed by Mariachi Uclatlan takes over the Forest Theater on Sunday at 2 p.m. for the final program of this season's City sponsored series of ten Sunday Concerts. The program will be a fitting climax to a fine series. Admission, as always, is free and citizens and visitors are invited to attend.

Formed in 1961 under the auspices of UCLA's prestigious Institute of Ethnomusicology, Mariachi Uclatlan has come to be recognized as one of the most exciting performing groups of Mexican regional music. Begun as a study group in music from the state of Jalisco (mariachi), the diverse interests and talents of Uclatlan's members soon led to the performance of music from six regions in Mexico: Jalisco, Michoacan, Veracruz, La Huasteca, Northern Mexico, and Yucatan.

Because of the wide scope of Uclatlan's repertoire, the group has won wide acclaim and has achieved a unique position in the field of Mexican Music. The band of ten musicians has accompanied numerous dance

groups and has appeared in concert throughout the State of California and in Mexico.

Among major triumphs of Uclatlan have been performances at all campuses of the University of California, many State and community colleges, and public concerts in major cities throughout the State.

Recently Uclatlan performed for the second time on San Francisco's Stern Grove concert series. Audiences of over 20,000 said it was among the most memorable concerts in the 35-year history of the series.

In addition, Mariachi Uclatlan made a two-week tour of Mexico in September, 1971. Playing for public gatherings during Independence Week, the Mariachi was welcomed with amazement in the birthplace of mariachi music.

Mariachi Uclatlan is under the musical direction of Jesus Sanchez of Jalisco, Mexico. Sanchez' 45-year career as a professional performer has included work with some of Mexico's most famous musicians. In recent years, he has devoted his energies and vast knowledge to preserving and spreading his native musical tradition.

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## Ric Masten songs, poetry in PG tomorrow night

Ric Masten, the troubadour of Palo Colorado Canyon, will present a concert of his poetry and songs for the Unitarian Church of the Monterey Peninsula tomorrow (Friday) at 8 p.m. at the Odd Fellows Hall, Laurel between 2nd and 3rd in Pacific Grove.

Since 1968, Ric has lectured, read poetry and given

concerts at more than 400 colleges and universities in 46 states, Canada and England under the sponsorship of the Unitarian Universalist Association.

Masten has been called a modern rhapsodist, an oral poet, a songwriter-philosopher, and a living, breathing ink-blot test. His poems and songs share with the audience his personal

feelings and experiences. His poetry deals with the gamut of human emotions from love to loneliness, from elation to despair.

For many years, Ric has presented an annual concert for the children at Carmel River School which has become a high spot of the school year. His ability to "reach" people of all ages is evidenced by the rapport he establishes with his audiences, be they kindergartners or graduate students.

Coffee will be served before and after the concert. Admission is \$1.50 for adults, \$1 for children under 12 at the door. Families with children will be charged a maximum of \$5 for a group admission.

### MPC Fall film

series begins

Sept. 30

MPC's Fall Film Series will begin on Saturday, Sept. 30 with the showing of a much acclaimed Czechoslovakian film, *Closely Watched Trains*, in the MPC Theatre at 8 p.m.

Several outstanding films have been sent for this fall's series including *Kwaidan* on Oct. 28; *I'm All Right, Jack* on Nov. 11; *The Fabulous Baron Munchausen* on Dec. 16; *The Moment of Truth* on Jan. 13; and *The Lady With the Dog*, which will be shown on Jan. 27.

All of the films will be shown in the spacious MPC Theatre. Admission will be \$1. Foreign films will be shown with English subtitles.

Information about individual films may be obtained by calling 375-9821, ext. 335. Tickets will be sold at MPC Community Services and at the door.



RIC MASTEN

### SF Symphony seeks violinists, percussionist

The San Francisco Symphony will hold auditions in December and January for 1973-74 season vacancies in the second violin section, and for the newly established Principal Percussion position.

An application deadline of Nov. 1 has been set for auditions to be held in early December to locate three second violins, seventh and eighth desks, for the 1973-74 season. Winning string candidates will have an opportunity to audition for higher string positions as vacancies occur.

Persons interested in auditioning for these vacancies should make written application to Verne Sellin, Personnel Manager, San Francisco Symphony Orchestra, 197 War Memorial Veterans' Building, San Francisco, 94102. All applications must be accompanied by a written resume of musical studies and experience.



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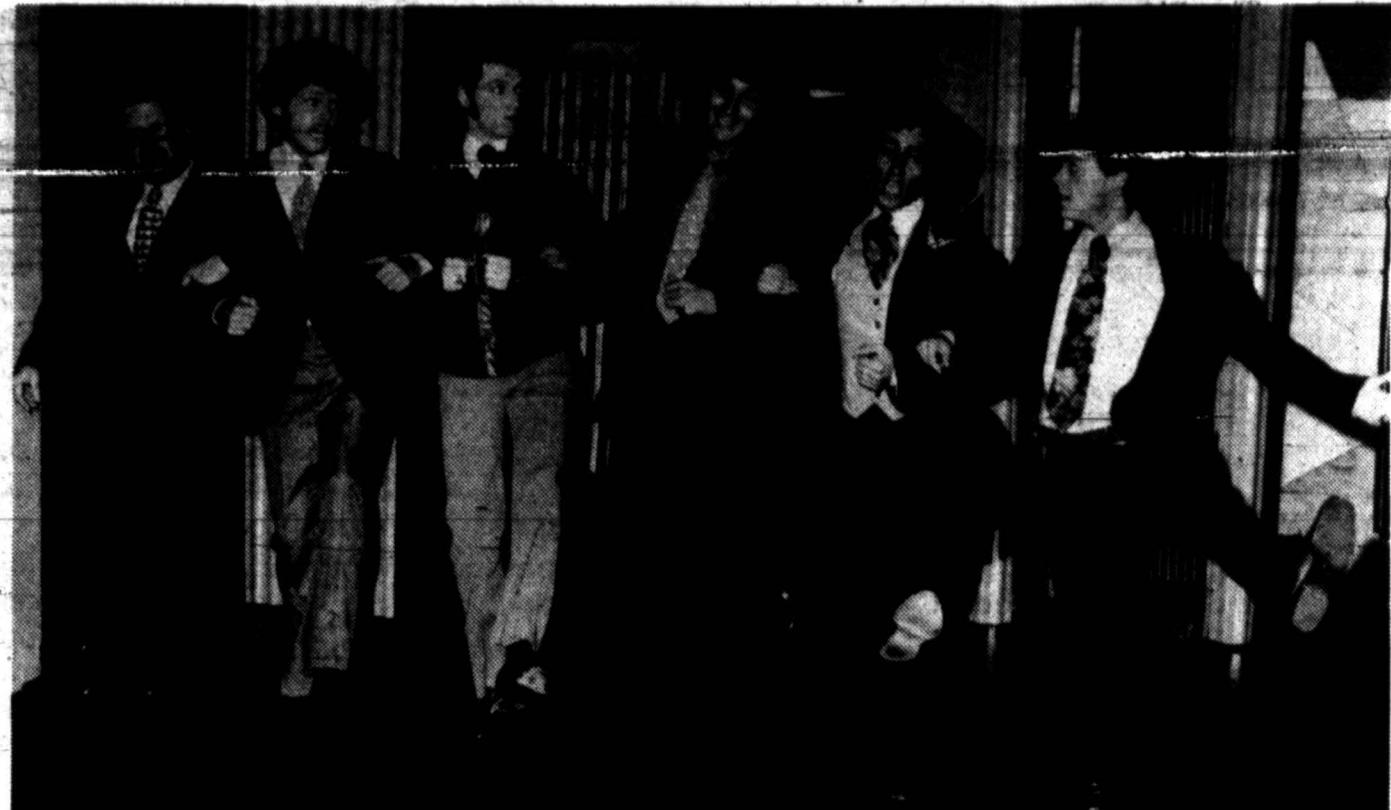
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play. They are (from left): Allan Weinfield, Brett Moore, Bobby Booth, Thom McCleister, Frank Silva and George Gray III. For reservations phone 624-1661 or 373-7438. (photo by Steven A. Gann)

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**Sunset views:****The fall season opens**

By FRANK H. RILEY, Director  
Community and Cultural Activities

SEPTEMBER OFFICIALLY OPENS the fall season. Just to give you an idea of what goes to make up a season, let me list some of the variety of events that combine to create this new start at Sunset Center:

Friday and Saturday, the 1st and 2nd, the final concerts for the summer of the Hidden Valley Music Seminars Choral and Orchestra. Same program both nights. 8 p.m. is the hour.

Monday, the 11th, two new exhibits for your enjoyment. In the Sunset Center Theatre foyer a display of old-time movie posters and other mementos of early filmdom. This of course being related to the five-day run of *Wings* about which later.

And, in the Marjorie Evans Gallery "Treasures From the Vaults," an exhibit of various works from the art collection of the Harrison Memorial Library, most of which have never before been seen in a public show.

Then, on Wednesday, the 13th, comes the gala opening night, reception, and performance of the great silent movie, *Wings*, with Clara Bow, Richard Arlen, Gary Cooper, and "Buddy" Rogers. The reception, replete with celebrities and refreshments, will be at 7 p.m. on the Sunset Center patio. At 8 p.m. John Thomas, organist for the original premiere of *Wings*, presents an organ concert on the great organ especially installed for the occasion. At 8:30 p.m. the film begins with Mr. Thomas playing the original score just as performed in 1927.

All admissions to this gala event will be used by Sunset Center to obtain future exhibits for the Marjorie Evans Gallery. We urge you to support your Center by attending. The run of *Wings* will continue for four more days with concerts and performances at 8 p.m. on the 14, 15 and 16 and at 2:30 p.m. on Sunday, the 17th.

DURING THE NEXT WEEK several new Sunset Center sponsored classes begin. Decoupage for six Tuesdays at 7:30 p.m. taught by Sandra Swinger; Speech for six Wednesdays

at 7:30 p.m. taught by Barbara West; and Investment Techniques for six Thursdays at 7:30 p.m. taught by Robert Evans. Places are still available in all classes. Call the office if you wish to join one or more.

Well, I told you we were making a new start — and that's only the beginning for on Saturday, the 23rd, in the afternoon there is a scheduled public forum on Arthritis (3 to 5 p.m. — Sunset Center Theatre) and on the same evening at 8:30 p.m. a special one-time-only performance by the Oakland Ballet. Admission to the forum is free — Julia Marlow Tickets (624-9446) has tickets for the ballet.

And, that brings us to the end of September but we still have more to offer. It is on Thursday, the 28th, that the Hidden Valley Music Seminars — Theatre Division opens, *The King and I*, at Sunset Center Theatre.

Intersperse some bridge games, a couple of lectures, a symposium or two, and a cup of coffee at Esperanto, and you have a pretty quick rundown on what we think will be a really great month at Sunset.

Not to neglect the Forest Theater, let us just remind you that the final Sunday Afternoon program of the City Sponsored series will be at 2 p.m. on the 10th. The performers are the exciting and acclaimed Mariachi Uclatlan. Do take time to see and hear this concert — we recommend it.

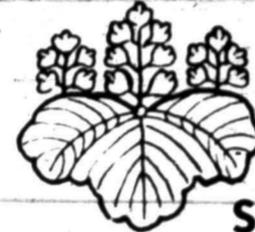
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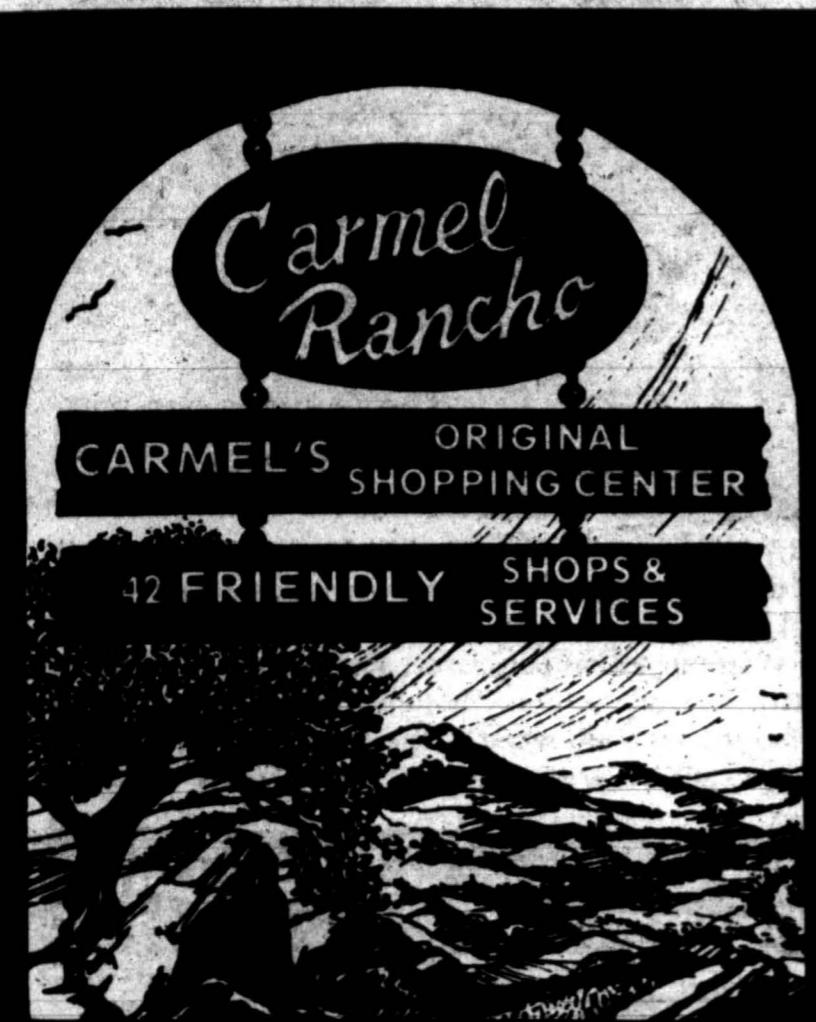
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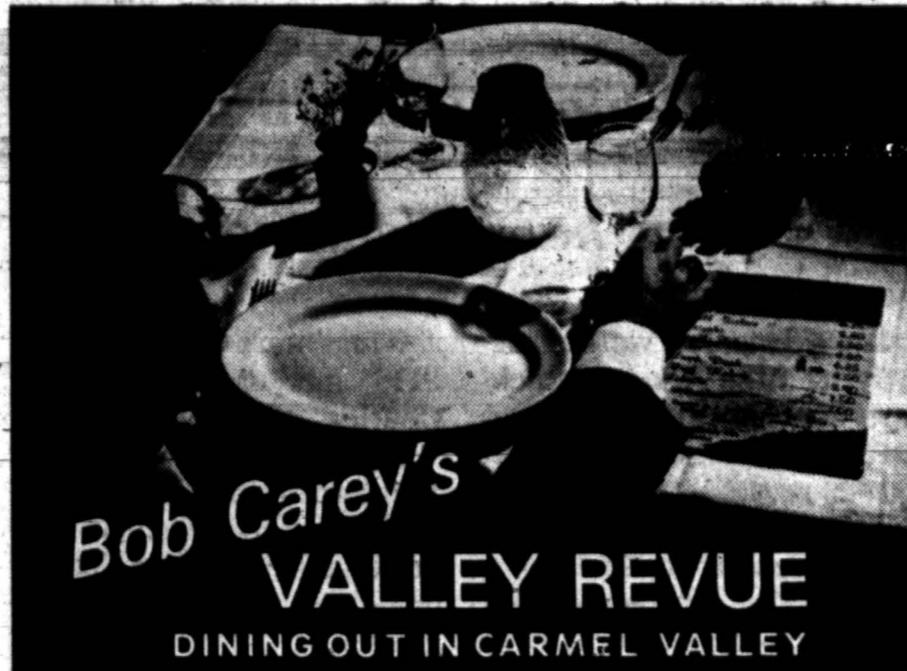
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IT LOOKS LIKE AN OCTOBER OPENING for the second *Plaza Linda*. Location is Cannery Square on Cannery Row with a great view of the Bay. The new location will be operated by Dean Diaz Jrs.' brother and sister. Same delicious Mexican food the Diaz family has been serving in this area for the past nine years ... only the view has been changed.

RANCHO CANADA'S NEW FOOD & BEVERAGE CHIEF, Carl Miller first visited the Peninsula during a tour of duty at Fort Ord in 1945. Originally from Phoenix, Arizona, he was really fascinated by this area and selected it as his "settling down" spot. The way back was roundabout. Japan, Germany, Hawaii, Korea, as well as many "stateside" posts. Watch for new innovations that will include a touch of international cuisine on Rancho Canada's menu at an early date.

IF YOU HAVEN'T TASTED THE THUNDERBIRD'S popovers, you'll want to do it soon. They're served with the buffet dinner Tuesday through Saturday, six to nine p.m. Entree choice is roast beef au jus or sole bon femme.

SEEN WHILE BROWSING at The Thunderbird ... "Order of Battle" by I.B. Melchior, a novel of the last weeks of World War II and "The Jupiter Cross" by William Harrington, a novel of international intrigue.

FRIENDS, the group that has been playing the lounge at The Hatch Cover on Thursdays, now fills that slot on Saturday, too. David Baumgarten continues Mondays and Fridays in the dining room with his strolling minstrel style which made a big hit with diners last weekend.



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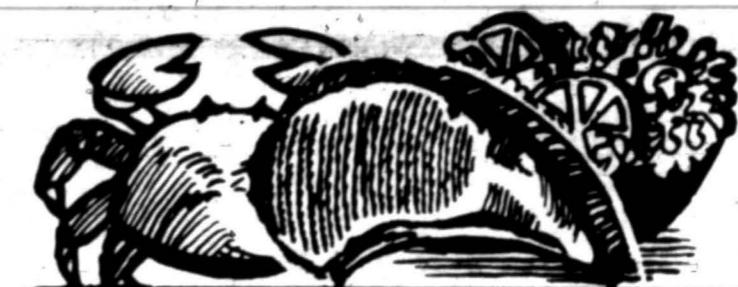
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From Carmel, 24 hours a day

*Silent film classic 'Wings'*

opens here Wednesday

The celebrated World War I flying film, *Wings*, which won the first Academy Award for best picture of 1927-28 returns for a limited engagement at Carmel's Sunset Center Theatre.

The film, directed by William A. Wellman, will be shown in its original 35mm big screen format with the original premiere organist Mr. John Thomas performing the 1927 score on a specially installed Rodgers 340 Grand Theatre Organ.

The organ, a new product of the Rodgers Organ Co. of Hillsboro, Oregon, will be performing for the first time during the Carmel engagement and marks it as the largest theatre organ to ever work the show outside of the great permanent organ installations in some of the nation's biggest theatres.

Thomas will be 70 years of age next month and states that "people had better catch this show now as he may not be around to give them the original treatment much longer. Anything after would only be a copy."

Featured event for the opening night which is Wed. Sept. 13, at 8 p.m. will be a reception for film people and other notables on the terrace at Sunset Center. This event is scheduled for 7 p.m.

A display of old movie posters and movie memorabilia will be featured in the theatre's lobby.

*Wings* stars Clara Bow, the "IT" girl of the twenties, Charles "Buddy" Rogers, who is the husband of Mary Pickford, Richard Arlen and featured in a tiny but powerful scene is one of the greats of film history, Gary Cooper.

The quality of the print used for this new showing of *Wings* is sharp and clear even though it is over 40 years old. It was for a long time considered a "lost" film, but an intact negative of this fine old picture was found in a Paris film museum. Paramount Pictures extracted four prints from the priceless negative.

The regular performance dates will be evening shows at 8 p.m. Thurs. through Sat., Sept. 14, 15, 16 and a matinee performance on Sunday Sept. 17, at 2 p.m. A special showing is scheduled for the following Wednesday, Sept. 20, at 8 p.m. in connection with the Organ Festival at Asilomar. The public will be welcome to this performance also.

Tickets are now available at \$3.50 for adults, \$2.50 for children at the following locations: Julia Marlowe Boxoffice at Sunset Center; Thunderbird Books in Carmel Valley; Harry Wardwell's Magnavox in Del Monte Center; Monterey Music Co. and Abinante's Music Store in Monterey and at Lily Walker's Music and Record Shop in Pacific Grove.

CLARA BOW and Charles 'Buddy' Rogers star in the World War I air epic 'Wings,' the film which won the first Academy Award for best picture of 1927-28. The silent film, complete with live organ accompaniment, starts Wednesday at Sunset Theatre. Organist John Thomas, who was the premiere organist for the film when it opened, will play on a special Rodgers Theatre organ especially voiced for the theatre.

**Jerry Lewis**  **Twin Cinema**  
Cinema 1 Cinema 2

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Clint Eastwood  
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**PLAY IT AGAIN, SAM**  
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**PLAY MISTY FOR ME**  
Clint Eastwood  
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## LaVonne Rae Andrews cast as king's wife in 'King and I'

When the Rodgers & Hammerstein musical, *The King And I* opens at Sunset Theatre later this month under the auspices of the Theatre Division of The Hidden Valley Music Seminars, it will boast an outstanding cast of nearly 50 actors, singers and dancers.

*The King And I* made show business history with the first performance in New York on March 29, 1951 with Terry Saunders in the role of Lady Thiang. During the first act one of those rare, unpredictable and unforgettable moments took place in the theatre.

Miss Saunders had just finished *Something Wonderful*, the haunting and poignant plea, in which she admits all of the King's faults while emphasizing his hopes and aspirations, and

expresses her own belief that with help he could accomplish "something wonderful."

The superb combination of music, lyrics and acting was so electrifying that the entire opening night audience rose to their feet, stopped the show, and cheered Miss Saunders' incredible performance until she repeated it with an encore.

Portrayal of the devoted head wife of the King of Siam has always posed a challenge to every producer who has ever tried to cast this most difficult role, and has taxed the abilities of many fine actresses. Director Michael Keller announced "with great pleasure" that talented actress LaVonne Rae Andrews will play Lady Thiang

in the Hidden Valley production.

LaVonne is well known to local playgoers, particularly for her work as an actress and director for the Naval Postgraduate School Little Theatre, and for major roles at the Studio. She is also in the limelight in local TV and radio, having recently interviewed stars and golfing celebrities in the Clint Eastwood Celebrity Tennis Tournament and The Bing Crosby Invitational.

Her impressive theatre credits include leading roles in *Fiorello*, *Brigadoon*,

*George M!*, *The Man Who Came to Dinner*, *Cat On A Hot Tin Roof*, the quadruple role of "Evie," "Ilse," "Anya" and "Ginny" in *Stop*

*The World* and every actress' dream—Eliza Doolittle in *My Fair Lady*.

Just a couple of months ago another dream came true for LaVonne when she bought her own beauty salon in Carmel. Formerly "The Charm Cottage," she renamed it *Salon de La Vonne*, and redecorated it quite naturally in a theatrical decor. She is very busy, too, raising her four

children—Reena, Larrin, Donele and Brandyn, all of whom play her Royal Children in *The King And I*.

Reservations for the Rodgers & Hammerstein musical, playing just five performances, Sept. 28 through Oct. 1, may be made by calling 624-6911, or in person at Room 5, Sunset Center.

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Reception 7:00 P.M.

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Thurs., Fri., Sat. - 14th, 15th, 16th - Evening Performances. Sun. Matinee - Sept. 17th Performance at 2:00 p.m. Special Evening Performance - Wed. Sept. 20th. All Performances Except Benefit, Adults \$3.50 - Children \$2.50.

Tickets Now Available . . . Carmel: Julia Marlowe Box Office - Sunset Center Theatre, Carmel Valley: Thunderbird Book Store, Monterey: Abinante Music - Wardwell's Magnavox (Del Monte Center) - Monterey Music Company, Pacific Grove: Lily Walker Records & Music Store-169 Fountain Ave., Salinas: Gadsby's Music Co., Fort Ord: Service Club No.



LaVONNE RAE ANDREWS, who will play Lady Thiang in Hidden Valley's production of *'The King And I'* opening Sept. 28 at Sunset Theatre, is pictured with the youngest member of the cast—three-year-old Brandyn Andrews, her real-life son as well as one of the Royal Children in the show.

### 'Sweet Adelines' seek female singers

Women's Libbers who can sing, take note!

Here's your chance to get even with the males who have excluded you from barbershop quartet singing.

The "Sweet Adelines," an international organization, is starting a Peninsula chapter, and anyone (anyone?) who likes to sing is invited to attend.

Meetings are held Tuesday nights in the Music Room of Carmel High School at 8 p.m. John Robinson, who has "been in barbershop" for more than 20 years, is the director.

Interested women can phone 372-3464 or 624-9023 for more information.

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SUNDAY, SEPT. 10

Sunday Evening Opera: Gounod - Faust (8 p.m.)

MONDAY, SEPT. 11  
Nielsen - Symphony No. 1 (9 p.m.)

Thomson - The River (9:30 p.m.)

TUESDAY, SEPT. 12  
Strauss - Don Quixote (8:50 p.m.)

Walton - Hindemith Variations (11 p.m.)

WEDNESDAY, SEPT. 13  
Schoenberg - Pelleas et Melisande (8:50 p.m.)

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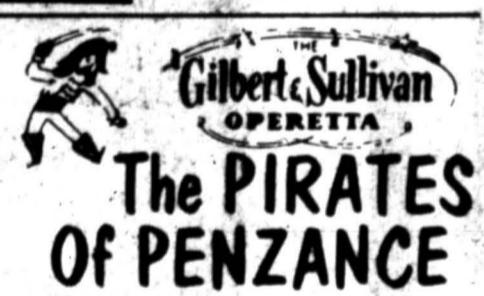
Carmel

**DIRECTOR: MICHAEL KELLER  
CONDUCTOR: STEPHEN TOSH**



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by Cole Porter

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All evening performances  
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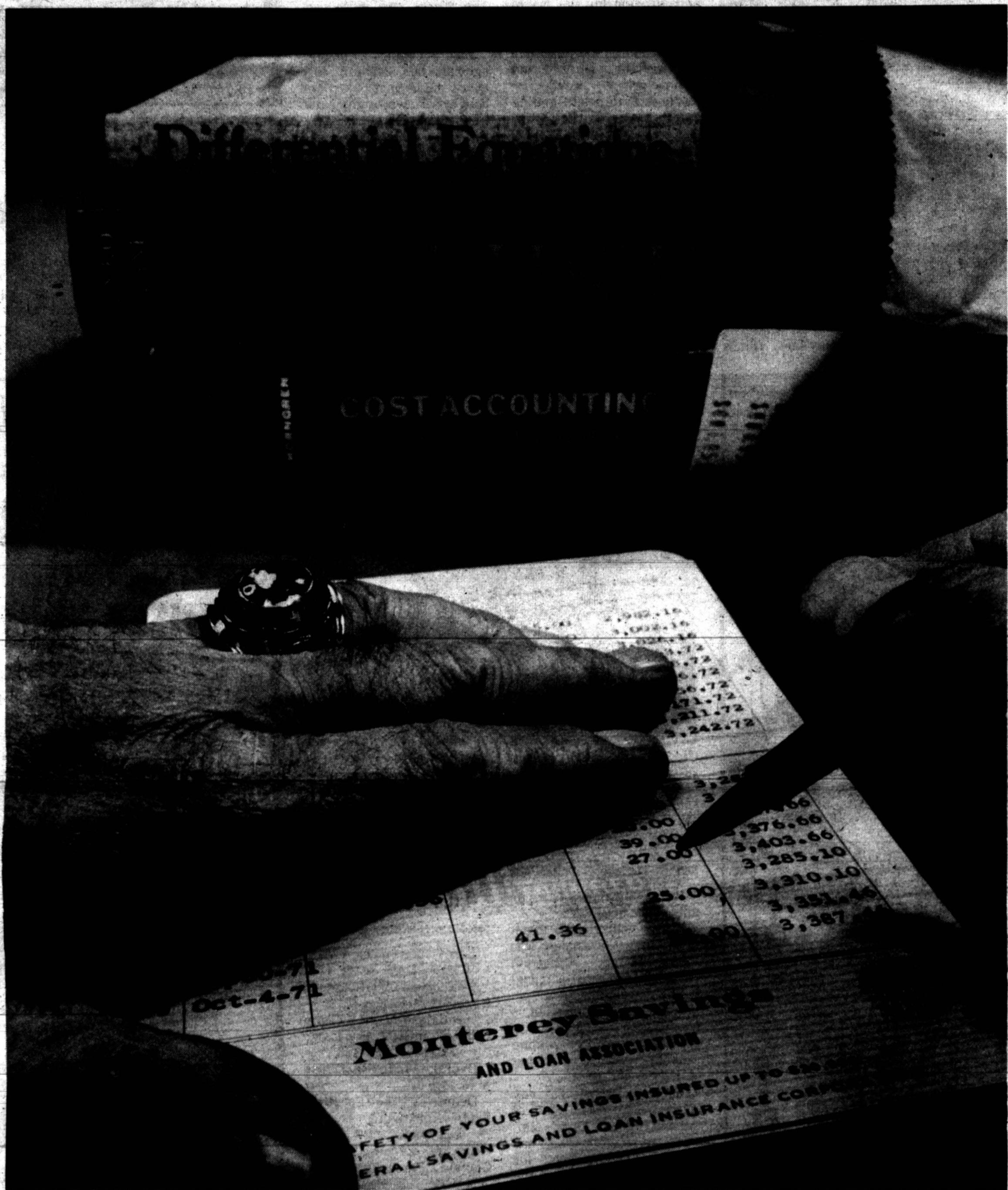
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# Carmel Life

Catherine Healy, Editor

## Saucy Valerie Harding Cole

By CATHERINE HEALY

Valerie Harding Cole, an Englishwoman who has lived in Carmel for the past eight years, is of touring the Far East this month. Before leaving, she talked to the Pine Cone about her farewell party, about her experiences living in London, Copenhagen and Toronto with plenty of time to add some saucy common sense remarks about Carmel as she completed her packing.

"The traffic here is worse every year," she grumbled. "This summer was the worst. It's no use sticking one's head in the sand and hoping it will resolve itself, because it won't. I'd like to see Ocean Avenue a mall with people coming in from the highway on little trolley buses."

Tourists in Carmel launched Valerie into another tack, "There's the big money when the tourists come, but the shops should cater to the people who live here all year and support the town."

Valerie gets angry about the pittance wages paid in the area ("Postgraduate and army wives are willing to work as legal secretaries for \$400 - \$500 a month. I think it's a shame when a trained legal secretary"—which Valerie is—"earns more as a waitress working four nights on four hour shifts than a legal secretary does working seven hours a day for five days a week!").

Valerie was a legal secretary for three and a half years in Toronto. Since her arrival on the Peninsula, she's worked for local attorneys Fred Farr and Dick Wilsdon. Two years ago, she couldn't take the thought of more 9-5 days and began free lancing and waiting tables, which she's been doing since.

When Valerie came down from Toronto to her sponsor's home in San Jose (Mr. and Mrs. John Carter who are traveling to Japan, Hong Kong, etc. around the Pacific with Valerie) she drove to Monterey, having heard the name in a song.

"I remember it was a beautiful day and I saw the wharf and the hills and said, 'This is it.' I discovered Carmel afterward."

"Carmel is unique and really should be kept the way it is. I don't think Scenic Drive should be turned into a board walk like Santa Cruz, although I think they have a nice seaside resort."

"The older people here have to make up their minds about Carmel; it's not going back to the 1920's. There are too many people coming here," she said, adding

emphatically, "I think it's the young people who are here and love the place who will work hard to keep it beautiful," and then Valerie was back to the jobs available and the salaries paid. "But nothing's done to encourage the young to stay.

"I'd like to see Monterey and Seaside much more tourist places—not Carmel—and this would provide more jobs.

"Monterey's a bit of a blah now, isn't it?"

She teased, "My big thing is to get rid of Ft. Ord and turn Seaside into a giant Miami Beach."

More to her point, Valerie suggests putting up some hotels in those other Peninsula areas, cleaning up the beaches, and continuing the redevelopment of Cannery Row. "That would take the tourist pressure off Carmel a lot."

Valerie was excited about her trip, which will include stops in Bangkok, Fiji and an idyllic South Seas island resort called Castaway with one hotel, waving palm trees, and thatched cottages on the beach.

But she wasn't excited like she was four months ago, or

even a year ago when she decided it would be a good idea to visit Hong Kong while her brother, Peter Harding, who is with the British Army, was stationed there. The Hong Kong trip just kept expanding. This long-range planning is a first for Valerie, who is used to picking up and vacationing with much less waiting-to-go.

Valerie needs to travel because sometimes she feels "there's a charm here, but also a prison type feeling. We're on a Peninsula and any time they could cut it off and make a new union, really."

It's been four years since Valerie last saw her brother and his family. They were in England then. For this visit with his sister, Peter's hired an army junk to take them around the Chinese Islands and Valerie's sister-in-law is planning to take her to excellent dressmakers.

It's hard to decide which setting—England or Hong Kong—will provide for the better reminiscing between the two Hardings about the four years which Valerie spent as a WRNS (Women's

Royal Navy Service).

Valerie was a motor transport driver and was stationed at naval air stations in England, except for the eight months she served as Admiral Sir Casper John's private driver, "which was

ghastly."

The admiral, who didn't like women and liked women drivers less, was the only admiral in the British Navy to have one assigned to him.

Hapless Valerie drove his big Humber, which is a car weighing the same as a Rolls Royce, but longer in length, with the glass between the dignitary and the driver and thick carpeting on the floor, and so on.

"I used to get lost in London," Valerie relates, half-way between glee and embarrassment. "The Admiral would sit in back and all I could see in the driving window were two steely grey eyes. When I'd finally get so lost I'd end up in a cul-de-sac somewhere, he'd open the window between us and say, 'Christ, Harding, lost again?'"

Then the man, absolutely familiar with London, would direct her.

One time Valerie was to drive the admiral to the opening of the British version of a U.S.O. Club where Princess Alexandra (the Queen's cousin) was to officiate. The opening was in Southhampton and the car left Portsmouth late, with the admiral and his aide, the flag lieutenant in the back and Valerie and the marine corporal whose job was to jump out and open doors in the front.

Because it was an admiral's car, there was an official flag on the bonnet of the car which Sir John never allowed to fly. When they came near the club area where the crowds lined the streets, a policeman, not knowing who they were, waved them on. Valerie went the direction of the wave, and ended up in a chuchy.

The shutter window opened and the admiral's voice said, "Christ, Harding, lost again?" so she did a quick U turn and drove back out on the crowded street. Valerie drove back to the same policeman, who said, "Look miss, you can't go down this street." For reply,

she pointed to the back of the car, and the policeman began apologizing profusely, "Oh, I'm so sorry sir" and this time, waved them down the street.

"It was a hot summer day" says Valerie "so I had the window down. I could hear all these men in the crowd saying things like "Coo, I wouldn't mind her for my driver," and I was trying to keep a straight face the whole while.

"We got to the corner by the club and because we were so late, the Guard of Honor standing in front of the club thought we were the princess's car. This little man rolled down the red carpet and the Officer of the Guard gave the order to come to attention and present arms and we rolled up to the entrance."

The officer saw immediately he'd gotten the wrong car, so he countermanded his orders and the man ran out to roll the carpet up again. Meanwhile, the police had let the crowds come forward to surround the car for a good look at the princess, and they had to try and push them back off the street because there was no way her car could approach the entrance to the club.

The Marine corporal hopped out of the admiral's car and let him out and the shamefaced driver took the car on down the street.

After her stint in the WRNS, Valerie worked as a secretary in London, and then moved to Copenhagen, where with pure luck ("They needed an English speaking secretary") she got a job with WHO, the World Health Organization. She was there two and a half years before getting restless and going to Toronto, and eventually moving down to Carmel.

"I get along much better with Americans than I do with Canadians," she says of her Toronto experience. "I don't know why."

"The people I've met here have been so nice. I've met very few rude people. I can take an hour just to walk to the Post Office, what with talking to friends along the way and stopping here or there for a cup of coffee."

"I've been here eight years," she said thoughtfully. "It's certainly beautiful here, but you begin to feel that it's the most beautiful place in the world—everyone carries on so—so you get really psyched out about leaving this place."

That's one reason Valerie says she travels, and one reason too, that she returns.

"I really feel I belong here," she concluded. "People recognize me."



DALTON HATCH (left), Valerie Harding Cole, and Derek Rayne, all of Carmel, at Valerie's Bon Voyage party given Tuesday evening, Aug. 22 by Milton Hayes and Melvin Steiner of Pacific Grove. Other Carmel guests at the cocktail buffet gathering were Gerda Hamilton, Steven Gann, George Downs, and Gregg Solis. Herman Fury, a teetotaler from Tucson who as a lad in Munich once had a beer, drank apple juice which they especially had stocked for him. The next morning he complained to a Pasadena guest, Goodrun

Bayerlein that he felt strange. "Maybe it was the meat," he said, also wondering if it was the apple juice or "that nice fruit drink." The latter was Sangria. Goodrun asked him how many glasses he'd had. "Oh, four or five," Mr. Fury innocently replied. The man had a colossal hangover and didn't know it. Valerie said his eyes were so bloodshot they took him to the eye doctor afraid he might get an infection. (Photo by Steven A. Gann)

## Carmel party welcomes Gen. and Mrs. Ben Harrell

THE FLAG was flying and there was a pink and white rose bouquet in a wicker basket hanging on the front door at the English cottage style home of Dick and Gerry Reeves last Sunday afternoon when they entertained new Carmelite General and Mrs. Ben Harrell at an open house.

Gerry Reeves, who loves to have parties, wore a beige lace dress for the occasion, had marvelous food on a buffet in the dining room, throughout the house, and outdoors on the patio.

A very Gerry touch were the fresh golden pineapple spears on a platter in the brightly painted yellow bedroom-sitting room off the

kitchen.

Ben Harrell, who has four stars, was commander of the Allied Land Forces in Southeastern Europe for the past three years, living in Izmir, Turkey at the NATO Command Headquarters. Izmir is on the Aegean Sea.

The Harrells moved here after his retirement because they wanted a place on the West Coast; they'd been here twice before (at Ft. Ord); and because they have many friends living in the area.

The Harrells knew the Reeves when the men were stationed at Ft. Campbell, Ky., together, and again in 1962 when they were stationed in Washington.

"There are so many

beautiful areas on the Monterey Peninsula it was hard to decide where to live," said Mrs. Harrell, who "loved Turkey." She wore a corsage of two snowy white gardenias which Gerry Reeves had pinned on her guest of honor.

For pouring the punch and coffee, Gerry was assisted by shifts of friends, who wore white carnation corsages.

Houseguests of the Reeves were Mrs. Ilean Amacher of Salt Lake City and her three children, Grant, 18, Mark, 16, and Allison, 11. Grant and Allison joined the party during the late afternoon.

Ilean's late husband, Aaron Amacher, was a career army officer.

With Ilean were Joe and Mary Lacey of Carmel. Lacey was the commandant of the Defense Information School at Ft. Harrison, Ind. before his retirement. He tells that 15 years ago when he was stationed at the Defense Language Institute, his son sold Pine Cones.

The Amachers and the Laceys, all natives of Utah, knew each other first as students at Utah State University. Their military careers brought them together again at such stations as Ft. Campbell with the 101st Airborne.

Grant Amacher, who is a pre-law freshman at the University of Utah, talked seriously with some of the guests about his ambitions ("I want to go into corporate law, not criminal because I don't like fights, I like to work things out."), busying, and co-ed schooling ("I'm going to the University of Utah because there are eight men to each woman and I can get some studying done. At Brigham Young University it's the other way around.")

Grant plays an Eddie Duchin Sr. style smooth piano, and guests, trailing after each other up the stairs to see the way Gerry has decorated the master bedroom, encouraged him to play, which he did.

Incidentally, the bedroom is done with a pale pink shag carpeting with the kingsize

bed on a level two steps above the rest of the bedroom.

Chatting together in the garden were Mrs. J.H. Salmon of San Francisco with her host, Leonard O. Carson of Pebble Beach. The Carsons were entertaining Mrs. Salmon for a week which she described as "very festive with one party after another."

Latecomers included Mr. and Mrs. H. Webster Downer of Carmel. Maggie wore a small silver vase pinned to the front of her dress. It was filled with fresh pink and blue flowers. Maggie's mother-in-law used the silver container to carry her wedding bouquet; Maggie liked it so much she had the jeweler solder a pin on so she could enjoy it and not merely save it as a loving memento packed away in a dresser drawer.



MRS. SEALE BIGGERSTAFF of Carmel visits with Wm D. Curtis, the district attorney for Monterey County.

## Carmel life



DICK REEVES, (left) MRS. HARRELL, MRS. REEVES, and General Harrell gather around the Reeves' wishing well in the late afternoon sun during the open house. The group was making a Happy Birthday wish for Gerry whose birthday was the following day.

## Organizations invited to join Valley Flea Market Oct. 15

Mrs. Vic Harber, special events chairman for the Carmel Valley Community Center has come up with a fall fund raising scheme designed to help the Center and other organizations.

The Center will hold a flea market on Sunday, Oct. 15 from 9 until 3. Any club or organization wishing to have a booth must be at the Center on Ford Road on Saturday,

Sept. 30 between 9 and 10 to sign up for space.

Individuals may rent a space (including table) seven feet square for \$5. Groups will donate \$20 for area use over seven feet square.

Booths are to be set-up Oct. 14 only between 9 and 1.

Selling day will be Oct. 15 from 9 a.m. - 3 p.m. Donations go to the Com-

munity Center for use for the youth of the Valley; organizations keep all of the money they take in.

Any merchandise not sold may be boxed and donated to the Salvation Army which will send a truck for "left-overs" early the following morning.

Participants are requested to furnish their own paper bags, stapler and petty cash. For further information phone Mrs. Harber, 659-4224.

## River School

parents invited  
to coffee

Parents of all River School students are invited to a coffee to be held Monday -- the opening day of school -- in the school cafeteria from 8:30 - 10 a.m.

The coffee, sponsored by the school's Parent-Faculty Club, will give both new and returning parents an opportunity to renew old acquaintances and make new ones, and meet the school's new principal, Gerald Wheeler.



GERRY REEVES PINS a white carnation corsage on Jo Farrow.

## Army Gen. Ben Harrell retires here

Carmel has a new citizen -- one with a deep-seated interest in the Army Combat Developments Experimentation Command on Fort Ord. He is General Ben Harrell, who, after 38 years of distinguished service, retired and selected Carmel for his home of retirement.

General Harrell, a 1933 graduate of the Military Academy at West Point, has a special interest in CDEC. From May 1965 to June 1967 he was the commanding general of the Army Combat Developments Command at Fort Belvoir, Virginia, parent unit of CDEC.

During his tenure of that position, he made several visits to CDEC at its Fort Ord headquarters and at its field laboratory on the Hunter Liggett Military

### Reservation.

He sometimes visited for the purpose of inspections, sometimes to meet with important visitors who had traveled there to see CDEC's mission in action, and sometimes for conferences and briefings on experimentation which were in operation or in the planning stages.

During these visits, Gen. Harrell made friends with many local people, including ranchers around the field laboratory. It was not a new area to the Harrells, however, since they were in this area for several months on two different occasions during World War II. Oregonians originally, they were fond of the west coast and when time came to

retire, they selected Carmel for their home of retirement.

At the invitation of Brig. Gen. Ray Ochs, CDEC's commander, Gen. Harrell re-visited CDEC at the Hunter Liggett Military Reservation where he has visited so often in the past, to be briefed on facility improvements within the last five years.

Gen. Harrell has had a distinguished career. Before taking command of CDEC, he was assistant Chief of Staff for Force Developments and during his command of CDEC, advanced the concept of looking at the Army in total form, as an integrated land combat system.

The CDEC concept of operations during the period of his command was keyed to

the five-year program package or the "numbered Army" such as Army-75, Army-85 or Army-90. CDEC also worked toward approval and implementation of the Administrative Support Theater Army during his period of command, restructures the combat zone, and exploits the potential of the computer in field support.

After CDEC, Gen. Harrell was commanding general of Sixth Army at the Presidio of San Francisco, after which he was reassigned to Turkey where he was NATO commander of the Allied Forces, Southeastern Europe.

Before his command of CDEC, he was commanding general of the Infantry Center and Commandant of the US Infantry College at

Fort Benjamin Harrison. As for other positions during his distinguished career, his decorations tell the story.

Among them are the Silver Star, the Bronze Star with Oakleaf Cluster, the Legion of Merit with Oakleaf Cluster, the Army Commendation Medal, the Czechoslovakian Military Cross, the Golden Cross of Merit with Swords (Polish), the Croix de Guerre (France), the Fourragere of France, the Crown of Italy, the Order of the British Empire and the Military Valor Medal of Italy.

In retirement, General and Mrs. Harrell are enjoying their new home, gardening enthusiastically and making plans for future travels.

Greg Lindsey

## enlists in army

Gregory S. Lindsey, son of Mr. and Mrs. William L. Lindsey of Carmel, recently volunteered for service in the United States Army. The youth enlisted for the Military Police field.

He will learn rules and regulations governing conduct and behavior of military personnel; use of radio and telephone equipment; laws and methods of apprehension; search and seizure; fundamentals of judo and application of unarmed defense; techniques of quelling riots and disturbances; care and use of authorized weapons; methods of patrolling; basic techniques of investigation and interrogation; interpretation of terrain and contour maps, and other subjects.

Greg enlisted for the training and travel option and after completion of basic training, he will attend the Military Police School at Fort Gordon, Ga., before he leaves for his tour of duty in Europe.



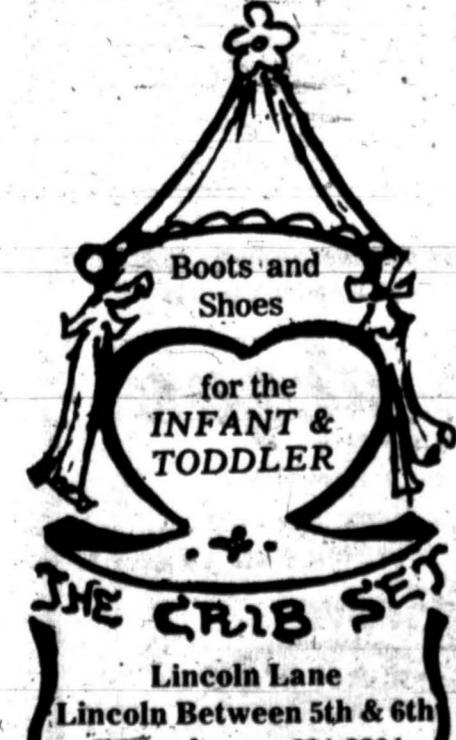
GREG LINDSEY

## Five-day stop-smoking clinic to begin Sept. 17

A Stop Smoking clinic has been scheduled for five days, beginning Sept. 17, at the All Saints Episcopal Church, Ninth and Dolores.

The clinic will be held for five consecutive evenings, Sunday through Thursday, from 7:15 to 9 p.m. A limited number of reservations will be accepted for the series, which will be conducted by Theodore J. Curtis of Carmel.

Reservations, which should be in by Monday, can be made by calling 624-3883 both days and evenings.



## Carmel life

### A busy trip to Scandinavia

"I FRACTURED a bone in my foot and I couldn't talk," chirped Violet Beahan of Carmel, manager of the Monterey County Symphony. Both mishaps were a result of an eventful one-month trip Violet made to Norway, Denmark, Sweden and Finland.

Violet, who is founder of the Monterey Chapter of the America-Scandinavian Foundation, went along on a Foundation charter that left from New York City, to visit friends, relatives and concert halls in the four countries.

Most impressive, says Violet, was the new Finlandia concert hall in Helsinki. She explained that since it was not used very much for concerts, it is utilized for international conferences like the SALT talks and for UN functions.

Violet, who made the trip with two friends, Alice and John Thorpe of New York City, was greeted by the mayor of Helsinki, Jussi Saukkonen, and was given VIP treatment, she said. The mayor's son, a professor at Temple University in Philadelphia, arranged for the tour.

Helsinki also boasts a new city theatre. "For a nation of three million, they spend a disproportionate amount of money on culture," Violet says.

The group landed in Goteborg, where Violet and her friends picked up a new Volvo. They journeyed to Oslo and visited the fishing villages on the coast of Norway before departing from Stockholm on the steamer to Finland.

After visiting some distant relatives in Stjarnov (in Sweden) they doubled back to Goteborg, visited some more "distant relatives" in Skanethen and flew back from Copenhagen on the Foundation's charter.

VIOLET'S IMPRESSIONS of Stockholm? "It's changed a lot since my last visit in 1969. All the streets have been dug up for the new subway. And the traffic! The people drive so fast... I kept thinking of all the courteous drivers back in Carmel."

Like a lot of other visitors to Europe this summer, Violet saw a lot of young people back-packing—"All kinds, including a lot of Americans."

After landing in the States, Violet visited her son, Navy Capt. Burford Carlton at Quonset Pt., Rhode Island, where he is in charge of the Fleet Weather Facility.

After visiting some more relatives in Jamestown, N.Y. (Violet must have a large family), she attended the American-Scandinavian Foundation Scandinavian Day celebration at Chautauqua, N.Y. Violet tells us that the president of the New York group, Lorimer Moe, is a cousin of Carmelite Phil Oberg, who is president of the Monterey Chapter. The peripatetic Mrs. Beahan brought greetings to the New York group from her local chapter.

It's just like Violet to fill her "vacation" time with such an event-packed trip. Now she's "relaxing" in her Carmel home and Sunset Center office preparing for the upcoming season of the Symphony.

The broken bone and the laryngitis? Unrelated. Her friends, the Thorpes, are members of mountain-climbing clubs and "great walkers." She fractured a bone in her foot just trying to keep up. The laryngitis? As anyone dialing the Symphony office at 624-4125 will find out, Violet's back in fine voice.

### Speaking of telephone numbers . . .

CARL AND ANN WELCHNER of Carmel have the telephone number 624-2241 which on the surface doesn't seem to be that bad a number, as telephone numbers go. But the Welchners get all sorts of wrong number telephone calls, "especially in the middle of the night."

It seems the old Carmel Valley Outlook number was 659-2241 and the Monterey Sheriff's number is 375-2241 and if those calls aren't intriguing, the ones to the Navy chaplain at 646-2241 are!

Ann, the children's choir director at the United Methodist Church of the Wayfarer, escaped from the wrong-number gambit last month on an eight day hike through the Sierras which 13 of the church teen-agers made.

Neither Ann nor her daughter Sherrie who also went had ever camped out before.

Husband Carl had a chipped bone in his knee, so was "gleeful he had an excuse" to lead the soft life at home.

Except for the rain the first night, and the generation gap around the campfire when Ann's suggestions of such favorites as "On Top of Old Smokey" were ignored, the

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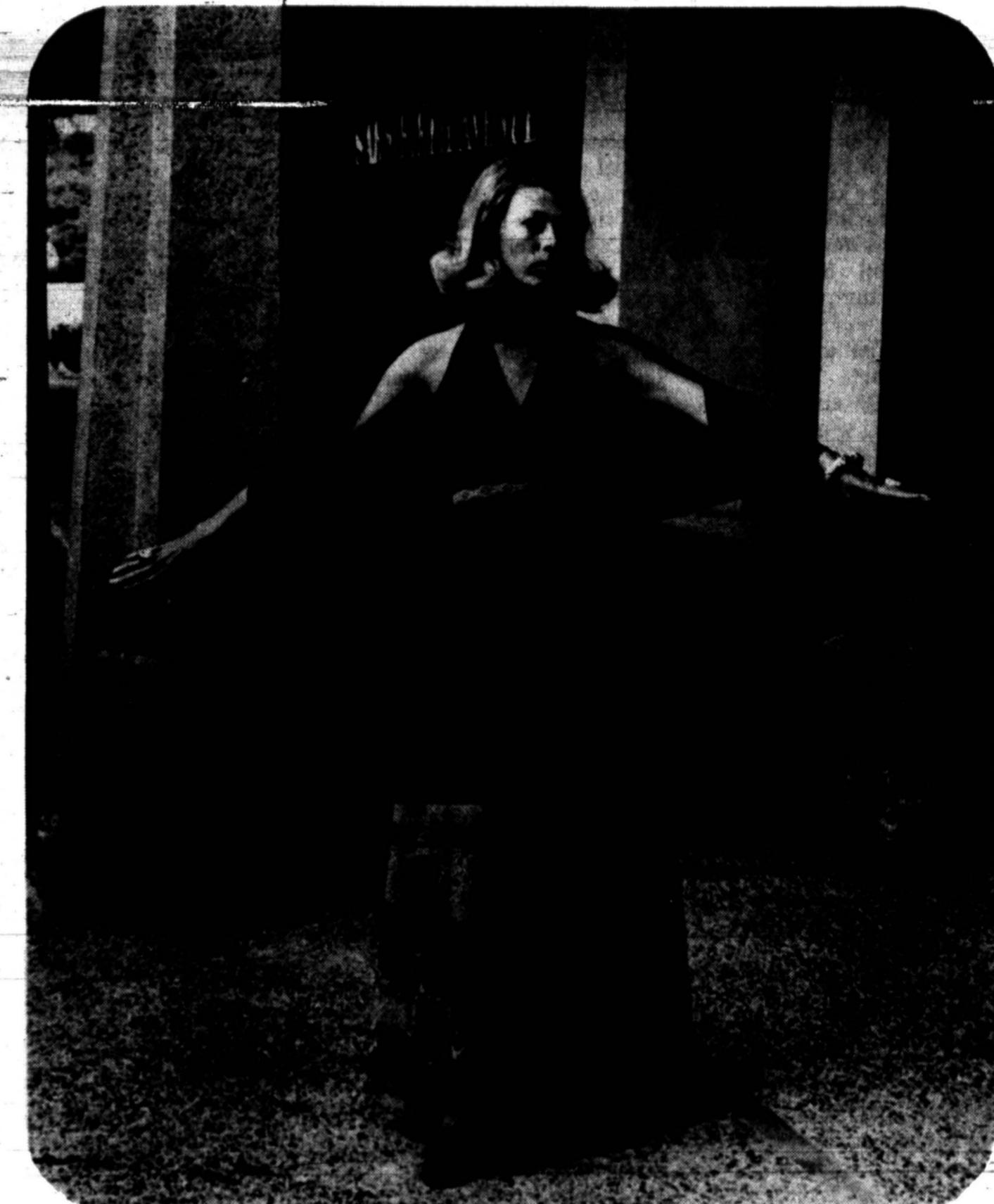
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27



MRS. KENNETH (JAN) GARDNER of Carmel models a stunning black chiffon dress with halter neck and bare back from the Young Dimensions department of Saks' Del Monte Center store. The

Oriental border print on dress and stole is in shades of orange, red and black. The border trim is set into the waistline for accent. \$86. (photo by George T.C. Smith)

Welchner women had a fine time.

"I think I was a morale factor for the kids," says Ann. "They weren't used to hiking either but they kept thinking 'if old Lady Welchner can do it, so can I!'"

### Jacques Boyer competes

#### in national bike race

JACQUES BOYER, 16, of Carmel, competed Saturday, Aug. 5 in the national championship bicycle race in Milwaukee, Wisc.

Boyer, who only began bicycling in March of 1971, qualified for the nationals by winning first place in the junior division at the California state championships in Livermore two weeks before.

Five junior competitors from California competed in Milwaukee.

Jacques flew into Milwaukee the day before the races and "felt bad."

He came in 15th in the race which was on a flat, four mile course, which the bicyclists circled 12 times for a distance of 48 miles.

As an illustration of Jacques' poor health, the fellow who came in second in the California state championships, ranked third in the nationals.

Jacques, who races with the local Velo Club, "didn't do much training." He just rode regularly with 150 miles a week, including races.

"That's really very little," he told the Pine Cone.

Jacques, who will be a junior at York School, intends to keep on with his racing. He rides out Carmel Valley and Salinas Valley and up Robinson Canyon for practice.

Last winter, for the first time, he also ran cross country track.

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## Ruskells return to Ireland for month-long visit

"The people were so well dressed," Spiers Ruskell remarks of his recent trip to Ireland. "The kids had shoes on; everyone had shoes. The last time we were there, you couldn't tell the original clothes for the patches."

Spiers, a native of Collmain Castle Arklow in County Cork, moved to Carmel in 1935 and became a postal clerk, which position he still holds. The last trip Ruskell took home to Ireland was in 1948 when he, his wife Shelmerdene (who is a native of Hollywood), and their infant son John went to the island for nine months.

"This country has too much to offer," says Spiers. "I'd never go back to live permanently."

This time the Ruskells went over on a charter flight with the Irish Club of San Francisco. The plane full of Irishmen applauded when the wheels touched the old sod at the airport in Cork.

"Ireland has a duty free station at their airport, so there are three acres of stores there, peddling wares from many countries."

The Ruskells spent four weeks of their six weeks touring Ireland, the remainder of the time was spent in Edinburgh, Scotland, Spiers' mother's birthplace and in Blackburn, England, where his sister

lives.

Spiers and Shelmerdene rented a car — she's used to driving, since she works part-time as a bus driver for the Carmel School District — and began making the rounds of 26 Republic of Ireland counties.

"Driving is very expensive," Spiers com-

mented. "Petrol is about \$1 a gallon." He also noticed that food prices were comparable with Carmel's, but that wages were about one-third of what they are here.

But unlike his last visit, there is very little unemployment, tuberculosis, which was the number one killer in 1948 is gone, and all



SPIERS ENJOYED revisiting famous Irish thatched roofed cottages such as this one at Bunratty Castle in County Clare. Spiers has been painting and selling oils of such Irish cottages in Carmel for many years.

## Carmel life

### For something different, Vivian Kaiser took a Russian liner

"In Europe they like ladies who are well preserved and are the order of the day. They get all the attention," says Mrs. Bernard (Vivian) Kaiser of Carmel, who probably did. Vivian recently returned on a Russian liner from a three and a half month visit with her father and sister in Andover, England.

It had been almost five years since Vivian last saw her family. Andover was a first for her, since her family moved there when her brother-in-law, a squadron leader in the Royal Air Force, was transferred to a base near Andover, a village which Vivian describes as "a lovely little English market town with Winchester and Salisbury cathedrals nearby. Stonehenge is 12 miles distant, and Bath is 40 miles."

Vivian's father, Ralph Edward Southern, celebrated his 89th birthday while she was there, and her nephew was married.

Vivian, who was born and reared in Oxford, says "there are not a lot of changes in Andover, thank heavens. In London I couldn't find my way about."

She spent two weeks on holiday on the Guernsey Isle, about half way between England and France in the English Channel, where by chance she met the Chief Bailiff of the island (equivalent to a chief judge in the U.S.) who showed her

through all the judicial buildings.

Because Vivian loves to travel on ships, she's used that type of transportation for the 18 trips she's made across the Atlantic. She asked her travel agent for something a little different, and the result was a voyage on the Alexander Pushkin, which was enroute between Leningrad and the St. Lawrence River with a stop in Le Havre where Vivian was one of the boarding passengers.

"The food aboard ship was excellent," she says, "and the black bread and sweet butter were marvelous. It sent us into ecstasy at the table."

There were lectures on Soviet socialized medicine and the literature of Alexander Pushkin, Russian language lessons, and Russian dancing. Vivian won a certificate for completing the latter course which "almost broke my back."

"The captain gave two parties, where we all downed Russian vodka with much vigor. It's very smooth and taken in small glasses tipped way back." Vivian, a sparkling sort of woman, laughed. "I was very good at that."

"The crew entertained the passengers with Russian folk dancing and singing and mandolin playing with absolutely breathtaking colors

in the costumes and in the quality of the entertainment."

After two days in Montreal ("enough to whet my appetite") Vivian boarded a cross country train at Vancouver.

"It was mind boggling," she says. "All Canada seems to be half water there are so many lakes and rivers."

Her husband and 20-year-old son, Peter, met her in Vancouver, where they toured a week, including having tea at the Empress Hotel in Victoria which "is an institution which should be preserved. It's a performance. The food is delicious, the tea is in a silver pot, and the waitresses are elegant. It's like being transported back into a time when elegance was the way."

Vivian was an English war bride who married an American in April of 1944. Bernard is an engineer who is vice president of Advance Electrical Sales in San Carlos. He commutes to Carmel week-ends.

Vivian spends some time in San Carlos, and some time taking business trips with her husband — they are leaving soon for Boston and New York for such a trip. But a good part of the time, she travels alone. A very independent sort of woman now, she says she hasn't always been, until as an unhappy dependent bride

the homes have electricity.

Along the many castles and famous thatched cottages the Ruskells visited was Collmain Castle in County Cork which his older brother Victor (now living in Australia) sold to a German family 20 years ago.

"It's a beautiful old castle, but not for me. It's too windy," Spiers says of the building which he describes as "being small as far as castles go" with only 50 rooms.

"Ireland today is half owned by Americans, Germans and the British," he continues. "American industry owns about 75 percent of the new industries."

While in his home town of Arklow, which is in the garden county of Ireland, he visited with people who had worked on the farms for his parents. In fact, one man, age 94, had worked for Spiers' grandfather, who died in 1890. Another person he saw was his old nurse who had also been his son John's nurse when they visited in 1948.

The closest the Ruskells drove to Northern Ireland was to the town of Donegal near Belfast, which is in the Republic of Ireland. "Going across the border was just asking for trouble," Spiers said.

They had no trouble getting hotel reservations anywhere because the tourists have been scared off because of the war situation.

with an independent husband, she became independent herself.

Peter's the same independent way. A graduate of Robert Louis Stevenson School and Monterey Peninsula College, he's leaving for Berkeley this fall. Peter spent his years from 13-16 attending boarding school at Cornwall in England.

Excited about her experience on the Russian ship, Vivian is planning a vacation next year, (which Bernard will take too) to Leningrad.



SHELMERDENE AND SPIERS RUSKELL toured large brick castles with formal gardens such as this one of Lord Powerscourt in Spiers' home town in County Wicklow, Ireland.

The English people just didn't come over this summer, because "it wasn't too popular to be English and be in Ireland."

The two of them had a "marvelous day" on the Aran Islands on the West Coast of Ireland. "All the people who live on the islands only speak Gaelic," Spiers said, admitting that his own Gaelic is not clearly remembered. "The children don't understand one word of English. The Irish government in many sections of Ireland (like the Aran Islands) pays a small amount each year for them to speak Gaelic at all times so that Gaelic will be kept a living language."

Among the changes Spiers noticed was that since World War II, Ireland has advanced industrially far more than the British or the Scots. "To a large extent," he says, "these industries are keeping people in Ireland so they aren't emigrating to England or the United States."

"The day of the horse and buggy is gone from the Irish farm. My father owned three farms and he employed 24 men. Today, with modern equipment, the work is being done by five men. But still

you have to stop on the roads for sheep, cows and pigs, and these are the main roads."

Shortly after the Ruskells' return, Shelmerdene went to Hollywood to spend a few days visiting with her mother.

Both Ruskells are in Carmel again now.

### 'Bargain Hunt Sale' today to benefit St. John's Chapel

The Episcopal Churchwomen of St. John's Chapel will hold their annual "Bargain Hunt Sale" today (Thursday) from 10 a.m. to 8 p.m., according to sale chairman Mrs. Carvel Baldwin of Carmel.

The departmentalized sale will feature wearing apparel, accessories, household goods, jewelry, a garden section, a collector's corner and a snack bar. A special item this year is an antique piano dated 1895 manufactured by Daniel Morris of Boston, Mass.

The sale will be held in the Parish Hall of the church, located at Mark Thomas Drive and Sylvan Road in Monterey. There is ample free parking.



"I ALWAYS LIKE PROOF," says Mrs. Bernard Kaiser of this photo taken the evening she and Professor William Rogers of the University of Toronto won the wine and vodka tasting contest on board a Russian passenger liner enroute to Canada.

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# Donna Durein marries Hans Goepfert

An evening wedding last Saturday at Carmel Presbyterian Church united Donna Durein of Carmel and Hans Goepfert of Bern, Switzerland. The daughter of Mr. and Mrs. Ted Durein, Donna was given in marriage by her father. The Rev. Deane Hendricks, pastor of the church, performed the ceremony.

The bride wore a long gown of white Swiss pique, with tiny white and yellow silk roses decorating the scalloped hem, collar and sleeves, and encircling the Empire waistline. The gown was designed and made by the bride. Her elbow-length veil of illusion net was attached to a Dior rose, and her flowers were pale yellow spider chrysanthemums and baby's breath.

Donna's sole attendant was matron of honor Mrs. Gary Thomas, (Carol Ogg), a college classmate from Houston, Texas. Carol wore an Empire style long chiffon dress in orange and yellow print, trimmed in green. Her nosegay bouquet was of yellow chrysanthemums and marguerites, and a circlet of yellow flowers adorned her hair.

The bride's brother, John Durein of Sunnyvale, was best man. Serving as ushers were Douglas Durein of Alameda, the bride's cousin, and Michael McMahan of Berkeley.

Among the guests at the post-reception ceremony, co-hosted by Mr. and Mrs. Ted Durein and Rear Adm. (Ret.) Earl E. Stone at the La Novia Room of the Naval Postgraduate School, were out-of-towners Mr. and Mrs. Joseph Durein, the bride's uncle and aunt, who hosted

the rehearsal dinner in the absence of Hans' family, and Mr. and Mrs. Douglas Durein, all of Alameda; Mr. and Mrs. Russell Ahrneke, Mrs. Durein's brother and his wife, and Mrs. Dean Metz, all of Oakland; Mr. and Mrs. E. M. Harber of San Mateo, (Mrs. Metz and Mrs. Harber are cousins of Mr. Durein); Mr. and Mrs. Henry Wheeler of South Pasadena, parents of the bride's sister-in-law, Mrs. John Durein of Sunnyvale; Miss Judith Wheeler of Santa Clara; Mr. and Mrs. Dana Morgan (Jane Skillman) of Palo Alto; Mrs. Michael McMahan (Nicki Wilson) of Berkeley and Mr. and Mrs. William True (he is the son of Dr. and Mrs. Ray True of Carmel) of Gainesville, Florida.

The new Mrs. Goepfert attended Carmel schools from kindergarten through high school, earned her bachelor's degree in home economics at Chico State College. She also studied at the Alliance Francaise in Paris and the Interlingua School in Bern, where she has been studying German.

Hans Goepfert attended schools in Bern, and graduated with a degree in electrical engineering from Kantonales Technicum in Biel, Switzerland. He now works for Hasler, A.G., a data processing firm in Bern. He is the son of Mr. and Mrs. Hans Goepfert of Lenk, Switzerland, and the brother of Viktor, Kurt and Lotti Goepfert, all of Lenk.

The newlyweds are honeymooning in the Sierras, and plan to visit in Carmel before returning to Bern, where they will be home by Sept. 18.

## Blaisdell is a busy film maker

**CARMEL FILM MAKER** Robert Blaisdell journeyed to Duluth, Minnesota last week where he will begin filming of a new network television series devoted to the U.S. National Park system.

The new one-half hour series, to be sponsored by the Chevrolet Division of General Motors Corp., is tentatively scheduled for release in the fall.

Producers are Sunset Magazine of Menlo Park, California and Fay Productions of Burlingame, California.

Sheldon Fay is director and co-producer. Blaisdell is director of photography. The two principals formerly were associated with Lee Mendelson, producer of the Charlie Brown television specials.

Blaisdell's own company, Black Lion Productions, recently completed filming of *Big Sur: The Dream and the Enigma*, to be hosted by actor Doug McClure.

The Carmel film maker's present schedule will take him to Minnesota's Grand Portage National Monument, to Massachusetts where he will film in the Cape Cod area, to Louisiana and the Bayou country, and to Virginia's Shenandoah National Park.

He will return to Carmel early in October.

## Twin boys - but they were expected

**MICHAEL AND DEANNA PRIETO** of Rio Rd. became the parents of twin baby boys August 24 but it didn't come as a surprise. Mike says X-rays told them as early as June 1st to

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Photo by Russ Cain

## Carmel life

expect the double trouble.

Christian Michael weighed in at five pounds, nine ounces while Richard Anthony tipped the scales at five pounds, 11 ounces.

Everything went smoothly, says Mike, except that Christian was a little reluctant to meet the world. The doctor had to break his little arm to get him out of the birth canal in a breech birth.

The two other kids at home—Deanna's from a former marriage—greeted the news with characteristic calm. Nelson, who will be eight in November was happy enough, but Susan, 10, was quoted as saying "Ick!" when she learned that they were both boys.

All the kids, including Mike's two sons from his previous marriage, "love the babies to pieces," Mike says. So does Mike's mother, Antoinette Prieto, a resident of Monterey, and Deanna's folks, Olive and Nelson Hyler of Pacific Grove.

The twins have two great-grandmothers: Elmarie Dyke of Pacific Grove, and Gladys Dean, also of Pacific Grove.

Mike and Deanna were both born in Pacific Grove. He's a mechanic with William Lemos Union 76 station at the mouth of Carmel Valley in the Carmel Rancho Center.

## Photography and spear-fishing

### in the Yucatan

**A DREAM TRIP** for father and son? That's what David Hughes (owner of the three Cinderella Shops in Carmel and Carmel Valley) and his son, John, undertook down to Mexico. David bid successfully on the trip at the giant auction last year to benefit the Monterey Institute for Foreign Studies.

After photographing some stone carvings and the ruins of Chichen-Itza in the Yucatan, they journeyed over primitive sandy roads to Isla Mujeres, off the coast of Mexico "towards Cuba." They spent 12 days spearfishing off the reefs, and "ate lots of lobster. We caught our own."

David said it was fascinating to see how the Mexican government is developing a small nearby island, Can-Cum. Financed by a loan from the World Bank, the Mexican government is building several large hotels with gambling casinos and an airport to boot. "The island was desolate," David recalled, "with some of the most beautiful beaches I've ever seen anywhere."

Hughes noted that he and his son, a junior at Carmel High School, were "about the only North Americans in the area...there were lots of tourists from England, France and even Sweden, though..."

Mrs. Hughes didn't join the party. "Johnny and I like the warm weather," Dave said.

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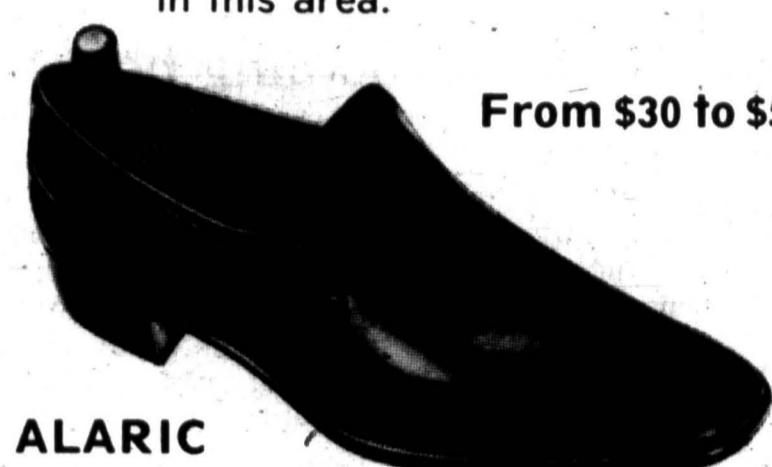


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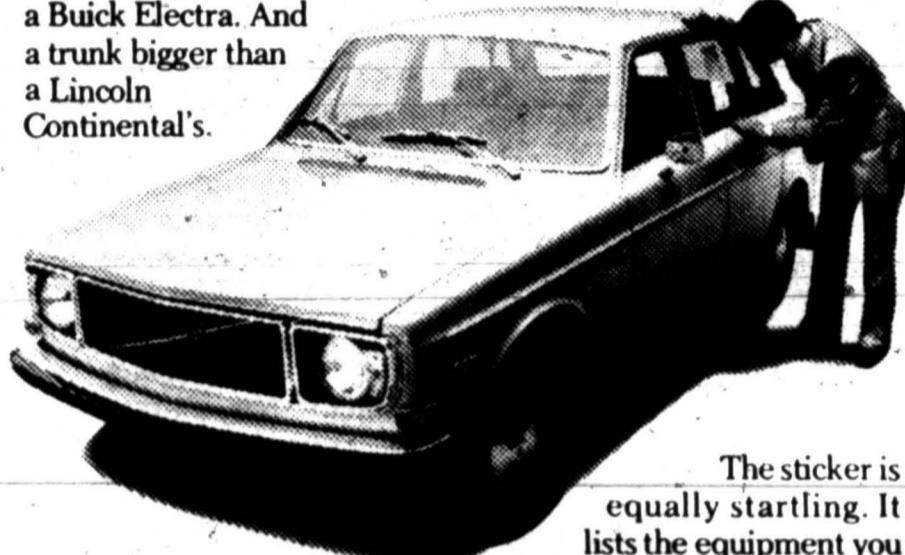


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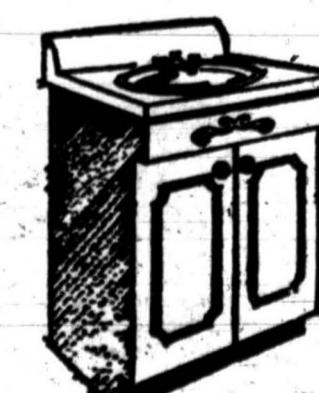
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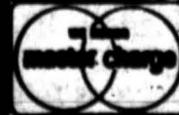
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## Council wants more time

## to study proposals on

## guest houses, rooming houses

A motion to continue three related ordinances for further discussion and study received unanimous approval from the city council at Tuesday's regular meeting.

The ordinances - one defining guest houses; the second defining rooming houses, lodging units and single family dwellings, and the third amending rooming house regulations - were thought to require more study than the council was able to give at the meeting.

The first two measures were continued after their public hearings and the third before its first reading.

Rooming houses, lodging units and single family dwellings were redefined in one proposed ordinance as follows:

"A rooming house, as used in this Code, shall mean any structure or structures on any single family residential building site in the R-1 District in which lodgings are furnished or offered to any individual person or persons for any consideration, whether money or other thing of value, and whether with or without board and rented solely to non-transients."

A lodging unit would be designated as "a room or combination of rooms used, or intended to be used primarily for sleeping purposes by any individual person or persons for any consideration, whether money or other thing of value."

A single family dwelling would be "any building containing one or more habitable rooms which are occupied or which are intended or designed to be occupied by one family with facilities for living, sleeping, cooking and eating, but containing only one kitchen."

City Attorney William Burleigh explained that the last section, as it now reads in the existing ordinance, defines a single family dwelling as occupied by a single family. And this, he added, would no longer require the dwelling "to be exclusively used by one family."

Councilman Barney Laiolo said the entire ordinance would "take more study than we are now able to give" and added that it affects the people renting "homes during the Crosby (golf tournament) and the Bach Festival. You just can't jump into it . . . you have to study it."

Agreeing to a continuation, Councilman Olof Dahlstrand said there were no details known as to the intentions of the planning commission which recommended the ordinance.

The measure amending rooming house regulations, which was continued because of its connection with the other two, states:

"It shall be unlawful to allow or permit more than two persons to use or occupy lodgings under a single

permit; that rooming houses licensed for more than two persons as of the effective date of this ordinance may continue such use for a period not to extend beyond August 31, 1977, unless terminated prior to that date by conviction of a violation or loss of license due to neglect or abandonment."

The proposed ordinance also states that "Rooming House permits shall be issued upon approval of proper applications as provided herein, only to the resident-owner or resident-lessee of the main residence located on the premises for which the permit is issued, providing that such owner or lessee is not engaged in the ownership, management, or operation of a motel or hotel."

"It is the intent of this Division to provide a means whereby a person residing in a premises in the city may rent to other persons, for living or sleeping accommodations, any otherwise unused rooms within the premises. It is not the intent of this Division to provide the means for establishing or continuing any commercial uses in the residential district of the city, and therefore, such rooming houses shall be rented only to non-transients."

All three ordinances were recommended by the city planning commission.



EXTERIOR VIEW of the Donald Wald residence, originally constructed as a single bedroom hand-hewn log cabin in Carmel Woods some 10 years ago. A two-story glass addition at the rear brought the residence up to 2,000 square feet including kitchen with walk-in pantry, three bedrooms, three bathrooms, a family room and sewing room. The Wald home is one of eight on the AIA House Tour Sept. 16 from 10 a.m. - 5 p.m. (photo by George T.C. Smith)

## Barclay Ferguson's memorable art show opening

THE PREVIEW of the Laky Gallery exhibit of Barclay Ferguson's Pacific Grove Victorian houses Saturday evening was so people-packed that Larry Vargo of Carmel, a composer who was hired to play lovely guitar music to soothe the art viewer's ears, couldn't perform because of the noise level.

The unusual Ferguson preview was like a visit to Berlin with all the accompanying "live today; die tomorrow" hustling eagerness.

Some of the single art opening devotees were looking at each other in an organized fashion: these were the Vents, the singles group of the Ventana Chapter of the Sierra Club.

Vents were present to encourage fellow member Barclay, look over his paints, and enjoy Les Laky's drinks and salty snacks before splitting to Carmel Valley for a barbecue. The Vents don't hike a whole lot for their excursions.

Among Carmel Vents spotted were Wies Christensen, wearing a lavender lame shirt and matching lavender eyeshadow and Renzo Le Tome with his date from Salinas, Amaralis Thomas, the Vent treasurer.

In between not-so-subtle people hunting, the guests did gaze at Barclay's 20 paintings, all of which he did since January 15 of this year.

Barclay of the magnificent brogue and kilt-clad body, spoke of his paintings through the crowd of women surrounding him. "Today I love doing this. Tomorrow I'll love something else. It's like with women. One can't go back to an old love."

Les Laky said, "I never expected this many people," and ran temporarily out of ice, but he took time to say that his daughter is in Banff, Canada this summer, teaching a course in textile sculpture.

John LaPierre, one of two men at the gathering with a pipe, looked like he should be examining the paintings with a fine eye for detail.

"IF YOU LOOK at the paintings," said Les Laky, when the ice crisis was over, "they're not photographic at all. It's a beautiful statement by an artist who's seen so much stark realism around him that he decided to make a statement about Victorian houses on his own. He succeeded in portraying the 19th century and the early 20th century in such a manner that it actually doesn't take you back into that period, but brings the old structures back to old 20th century life. Barclay's never painted realism in his life, but he's a well-trained painter and can cope with any medium and any style without being a share of it."

Other guests had comments about the paintings, too, that is, after all, the game at previews of paintings.

"It's something which should have been done and now it has been done," said Robert De Grasse.

"They're fantastic they're so real looking. The way they're so unfinished at the bottom really looks a lot like Pacific Grove," said Charles Hansen of Carmel, who escorted Leah Clayton, also of Carmel, to the opening. Leah's mother, Joan Clayton knows Barclay.

Another friend of Barclay's, Becky Holloway said,

"They're wonderful. So realistic. Full of life. It's just like driving down the street in Pacific Grove."

Energetically chatting with numerous attractive women, including Carmelites Jackie Holmes and Barbara McFarland, was Roberto Tempo, Luciano's brother who has been in Carmel 10 months from his home in Venice. Roberto hopes to stay for good. "There are nice people here," he said. "It's different from the big cities in other states. And here people are interested in nature and art."

About the rumor that Venice is sinking. "One way, yes, it is sinking, and in one way, no. It won't disappear for another couple hundred years."

Sylvia and Roger Lovell-Cooper, friends of Barclay's, closed their Lovell-Cooper Studio on Cannery Row to come to the preview, Doug McChesney of King City, another Ferguson friend, arrived in kilts—with his wife—to stay briefly before going over to the Elks Club to play with the Salinas Valley Pipe Band for an event there.

And Clovis, New Mexico, Ferguson friends Mrs. Ann McFarlane and her daughter, Mrs. Gambee, and in turn, her son, Jamie Gambee, were in town for the preview.

Mr. and Mrs. Marsh from Watsonville drove over to see their "Victorian house hung," the only one not from Pacific Grove, and Tom Rankin left his Postgraduate School studies to venture forth for Carmel culture.

Carmelites in the crowd included Vee Mariano, Bob Peacock, and Lars and Kristine Cedercreutz.

THE CEDERCREUTZ who live on Scenic Point, are from Scandinavia. Lars is of Swedish descent, but was born in Finland. Kristine is from southern Sweden—just across the water from Helsingor, Denmark, where Hamlet's castle stands. Kristine and Mrs. Eric Berne of Carmel (her late husband wrote *Games People Play*) were planning a ten-day jaunt to Vancouver, B.C., where the Berne lived for two years, and then before returning to Carmel, they'll go on over to Victoria.

Fred Terman of Carmel took a few last moments of relaxation at the preview before returning to Stanford to finish his PhD in electrical engineering.

Fred's father was Fred Terman, the Provost of Stanford (vice president in charge of academic affairs) when he retired. Fred's grandfather, Louis Terman, pioneered the IQ tests in the United States, taking the idea of intelligence testing from the Frenchman Binet, and adapting it to the United States. The test Terman developed, the seminal one in this country, is called the Stanford-Binet.

Fred Terman, saying he had only his thesis left for his degree, said he originally picked Stanford because it was free since his father was on the faculty, and "once there, you can go forever."

The opening was scheduled to last from 5:30 to 7:30 p.m. but naturally, with all that electricity charging through the room, by 8 p.m. a goodly number of the people were still mingling. But enough had gone that Larry Vargo started to play his guitar, and indeed, half-way into the room, he could be heard.

## Boscotrecase named manager of Del Monte Lodge

Daniello Boscotrecase has been appointed manager of Del Monte Lodge and Norma Roberts has been promoted to executive assistant manager.

Born in Naples, Italy, Boscotrecase has been active in the hotel industry since 1960. Trained in Germany, he held different positions in many first class European hotels and was, for four years, manager of the five-star Kyalami Ranch Hotel, Johannesburg, South Africa before coming to the United States in the latter part of 1969.

Educated in Europe,

Daniello completed hotel management courses at the International School of Rome, Italy, the Hotel School of Lucerne, Switzerland and Cornell University.

Miss Roberts has been employed at the Lodge for three years as conference and catering coordinator. In her new position she will supervise administrative operations of the hotel.

Miss Roberts was formerly an attorney, having practiced in San Francisco and San Joaquin Valley before moving to Pebble Beach.

## Magazine reports on Highlands dig

The June, 1972 Monterey County Archaeological Society Quarterly is principally concerned with data reports about the Kodani site archaeological excavations at Mnt-436 which is located on the Seizo Kodani property in Carmel Highlands.

The articles in the quarterly deal with the excavations, including the cultural, fish, invertebrate and the bone remains.

Article authors were Gary S. Brechini of Carmel, W.I. Follett, Donald M. Howard of Carmel, and Toni Graham. Howard is president of the local society, Brechini is vice president, and Graham is secretary.

Among the conclusions drawn from the excavations are that the Kodani site was a temporary fishing station used seasonally by a small population, such as one kin group or an extended family.

According to Brechini's article, the site had never been excavated and was not included in the University of California Archaeological Survey for Monterey County.

The Monterey County Archaeological Society meets for an MPC field course taught by Donald M. Howard Wednesday evenings at 7 p.m. at the college in room SS 104. The society meets continuously all year for those who are interested in attending.

# Council backs off on phasing out second kitchens as public reacts

By AL EISNER

"Don't blame the council for this ordinance. It was proposed to the council by the planning commission," explained City Administrator Hugh Bayless. "I didn't instigate it... believe me! Don't shoot me in the back!" exclaimed Chief Building Inspector Fred Cunningham.

Both remarks came Tuesday night after a succession of speakers from a packed audience condemned the proposed ordinance to phase out all second kitchens on single-family residential lots. The occasion was a public hearing.

One of Carmel's fabled Little Old Ladies wagged her finger at the cowed councilmen, and asked that the question be submitted to the voters. "Remember what happened on the library question," she warned.

It was a public meeting in the finest Carmel Tradition. The meeting had attracted great interest because it dealt with a Carmel Tradition — illegal apartments.

Col. Arthur Black, president of the Carmel Citizens Committee spoke first. "It has always been the policy of the Carmel Citizens Committee to support the city council in its efforts to protect the single family concept of the R-1 zone," he said, "and because multiple kitchens usually lead to multiple families, we are



opposed to them as a matter of policy.

"It is a fact, though," he continued, "that second kitchens do exist, and it is a fact that some of our older citizens have for years depended on the income derived from them. I am talking about non-transient rentals," he explained, "so the element of commercialism is not an issue here."

His voice subdued, but firm, Col. Black said, "We would like to see the second kitchens phased out, but we would not like to see an ordinance which would cause financial hardships for our ordinary citizens — those not making a business out of rentals.

"Maybe elimination of the kitchens at a time of resale of the property is enough. Maybe the ten years is OK," he said, "but maybe there should be some predetermined criteria for extending that time."

"What I am really saying Mr. Mayor, is that we suggest a go-slow policy on this matter. We would like to have more time to study the alternatives, the implications and possible criteria to recommend to the council," he concluded.

Long-time Carmel resident Col. Austin De Camp made an impassioned plea for "good family relations." He declared, "There are many cases in this town in which a family wants to take care of a mother or father, and would like to keep the meal-getting separate."

Les Gross of Carmel Realty strode to the microphone and said: "I beg the council to continue this meeting for further study. Just how many non-conforming and illegal kitchens are there in Carmel? We would have an idea of just how serious the problem is if we inspected every dwelling in the city."

Referring to owners of income property or residents who bought their homes anticipating the income from the second apartment he asked, "How about the guy who bought his property yesterday? (This was reference to language in the ordinance that owners of legal but non-conforming apartments built before 1929 had plenty of time to amortize their investment.)

"I wonder whether the ordinance is legal in the first place," he said, "because the motels in the residential district were legalized. When the city gave the motels so-called legality, the motel owners reaped a tremendous windfall profit. This ordinance," he charged, "would destroy legal units."

He closed his remarks by suggesting that motels in the residential district be phased

out at the same time illegally or non-conforming apartments were.

Patricia Hall spoke on behalf of the "poor little people who don't own anything. Not everyone in Carmel is wealthy. I've seen a number of kitchens fixed up for little apartments. They don't do anybody any harm."

"We're going to watch you from now on," said Carmelite Bert Molendyk. "You don't do anything for your senior citizens. You drive them away. They can't even afford to go to Pacific Grove anymore." He noted that when he came to Carmel 48 years ago, "there were many lovely families who rented out apartments. They needed the additional income to be able to live here."

Molendyk suggested that the council submit the question to the voters. "We'll use the vote if we have to," he warned.

Retired Navy Capt. Mack Lansdowne, a resident of Carmel Valley, told the council he bought a duplex on Carmelo and 13th within the last year. "I was told by the building inspector that it was non-conforming but legal. One of my tenants has lived there for 12 years, the other for four years. These are not transients."

"I find it difficult to understand why after a half-century our property has become detrimental. There are plenty of guest houses and motels within just a few blocks."

He echoed the sentiments of several of the other speakers who asked that if the ordinance is enacted that it apply to non-conforming motels. "Residential properties such as ours deserve at least as much consideration as motels," he added.

Painter James P. Cost, former president of the Carmel Business Assn. said he "agreed with the council's intent, but I'm not sure this will accomplish it." He revealed that he owns two "fine old Comstock-built houses" constructed in 1928 — "the kind of houses that people identify with Carmel" — and that he would have to tear them down after the ten-year amortization period because it would be uneconomical to maintain them. "The new houses would probably be contemporary style. We don't want the intent of the ordinance to backfire and change Carmel into an antisepic community."

Hanne Wangoe of Guadalupe and Third said she would like to see all guest houses and second kitchens made legal. "Why not?" she asked.

"I have a feeling hippies are involved," said former city councilman Frank

Falge. "That would be a dangerous thing. There are a few houses where there are some transients."

"On the one hand we are trying to get more apartments in the business district, but are we making it possible for people of moderate incomes to live here?" he asked.

"There was a study made — which you have in your files — of how many illegal apartments there are in Carmel. It's in the hundreds," Falge said. "I am especially concerned because the city has not been able to enforce the existing ordinances. It's an expensive process. It may be good for the city attorney, but I'm not so sure it's good for the people of Carmel."

He declared that the "only way you can find out if anyone is operating an illegal apartment is if people tell, and this is not laudable."

Mayor Bernard Anderson looked around the audience to see if anyone else wished to speak, perhaps in support of the planning commission's recommendation? Silence.

He then asked the city councilmen to comment.

Councilman Olof Dahlstrand — stunned by the strong feelings expressed by so many, asked, "What

problems brought about the planning commission's study and recommendation?"

Building Inspector Fred Cunningham, after making clear to the audience that he was not responsible, suggested that what "brought it to a head is our residential zone checks. We inspected every residential property sold in the last two years, and informed the new owners of any illegalities."

"We've gotten most of them removed without litigation, but occasionally we get someone who wants to fight us," he explained. "Generally speaking the people (the new owners) get the violations removed."

Asked how many there might be left he said: "I don't think anybody knows. The only way you'll ever know is with a door-to-door check. Within five years we will have looked at every single family residence in Carmel. You'll be amazed at the turnover in real estate in this town."

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## Proposed law to regulate 'collective businesses' dies

Loss of revenue to the city and the consideration that the measure could, if adopted, be easily circumvented, prompted the city council at its regular meeting Tuesday night to table a proposed ordinance prohibiting "collective business" within the city limits.

Tabled by the council's unanimous vote, the ordinance, recommended by the planning commission, defines collective business as "A retail and/or wholesale business operation at a fixed place of business in which a single enclosed area is used to house more than two businesses, licensed to do business at a fixed place of business, which are not fully and individually enclosed and physically separated from each other by floor-to-ceiling walls, any openings which may be closed and locked."

City Attorney William Burleigh told the council the ordinance would prohibit collective business and City Administrator Hugh Bayless explained that the purpose of the ordinance was to prevent the type "of business that is operating in the east or in the larger population centers where a businessman will lease a large building and will rent out concessions such as a jewelry counter."

The proposed measure, he added, would prevent that type of business, because if there were no floor-to-ceiling

separations, then it would be classified as one business. Councilman Barney Laiolo asked how this would affect businesses already in operation "such as I. Magnin." Bayless told him that these would be allowed to continue as non-conforming, but that any new business considering such operation would not be allowed.

Burleigh demurred, however. He said the various leased departments in I. Magnin would be illegal on adoption of the ordinance.

The end result, Burleigh commented, would be a circumvention of the ordinance. He explained that instead of the owners of the various businesses appearing before the city to apply for licenses and reporting their gross sales, there would only be one owner who would do this. This one man, however, could still operate various concessions in his place of business by theoretically "hiring" men to operate them and including their gross sales in his one report.

Councilman Olaf Dahlstrand observed that "the city would be receiving less business license fees" in that case.

Mayor Bernard Anderson added it would be "highly desirable to maintain contact with each separate business" in controlling licensing and in collecting revenues.

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# Potpourri

By JUDITH A. EISNER

"WE OUGHT TO LICENSE people instead of dogs," snarled a disgruntled local homeowner recently. "That way, we could control who could and could not own dogs."

This peeved party is finding his patience more and more severely tried by neighboring dogs howling early in the morning while he's trying to get his wits together over breakfast coffee. What really gripes him is that the dog owners apparently make no effort to curb their pets' howls.

Probably the only creature that appreciates the endless barking of a dog is another dog, who, out of sympathy, may join in and make it a duo. We don't quite understand how thoughtless pet owners can go about their business while Fido is roaring away out back. Maybe after a while they just stop listening.

There are, of course, perfectly legitimate reasons for a dog to bark. In the first place, barking is a dog's form of communication. He barks to alert his master to danger or to announce the presence of a stranger. He may respond to the wail of a police or ambulance siren by howling—because the pitch of the siren hurts his ears.

Dogs also bark when they are happy, playful or excited. But these are short barking sprees—not the continuous, complaining, unhappy, bark-after-bark kind that drives neighbors to distraction.

The endless barking comes mostly from boredom. Confine a dog to a small yard with nothing else to do, and he may discover that barking provides company and passes the time. If this form of barking isn't curbed quickly, it becomes a habit and whenever the dog is confined and bored, he'll begin to bark.

Some dogs who are unhappy at being left behind or chained in one place will also voice their misery through continuous barking.

The remedy for this type of problem barking varies from dog to dog. In the first place, the dog's owner must be aware of the nuisance and of how disturbing it is to neighbors. Then he must take steps to remedy it.

With some dogs, simply surprising them with a sharp, verbal reprimand will stop the noise. If they're used to following orders and aren't well set in the barking syndrome, you may be able to stop the habit before it becomes established.

People have been successful at stopping nuisance barking throwing an object that lands with a loud noise and startles the dog into silence. Five or six empty tin cans, tied together on a rope is an effective noisemaker that can be thrown from a distance.

Rather than throw the cans at the dog, throw them against the fence to his enclosure. When he stops barking, you can reinforce this noise with a sharp verbal command: "No! Quiet!! Cut that out!" or what-have-you. Since dogs don't like the rattling of tin cans any more than people like dog barking, this is very effective.

Striking an object with a stick also works with some dogs. So does the harmless tactic of emptying a bucket of cold water on the dog whenever he begins to nuisance bark. You simply keep a bucket of water within your reach (but out of the dog's) and hurl it at him when he barks. Again, tell him to shut up, and be firm about it.

MODERN RESEARCH into animal behavior shows that one of the most effective corrective measures to use on a dog is to grasp him by the scruff of the neck, lift his forelegs off the ground and shake him. This is the way adult pack members in wolf and wild dog families reprimand their young, and it apparently works with domestic dogs as well.

Since you are not striking the dog, no hand-shyness results. And since you're "talking his language" by using dog behavior tactics, he's more likely to respond positively than to a human behavior command.

One of the best ways to stop nuisance barking is by not putting the dog in a situation where he resorts to it. We have always wondered why people who keep their dogs chained up all the time or banished outside bother to have them at all. If you want a dog as a pet, why not bring him inside and keep him with you? He'll certainly be a better companion for the humanizing he receives.

That's not to say that dogs shouldn't be let out in a well-fenced area for some fresh air, sunlight, a romp and to relieve himself. We can also understand that dogs aren't the handiest thing to have indoors when you're waxing the floors. But bring him back inside again. Even if he does nothing but watch you as you work, he'll be more content being near you than he ever could be all alone outside.

There are people who keep dogs simply as watchdogs and therefore believe the dog belongs outdoors. If you stop to reason it through, a watchdog is less effective out behind the house than he would be inside. Any well-trained burglar knows where your dog is, and he's much more likely to chance entering your house once he's discovered that the dog can't get indoors to possibly deter him.

It's been proven by insurance company studies that a dog inside a house is one of the most effective burglar-deterrents. Even a small dog is avoided by the professional thief, who appreciates the dog's alerting bark. And the sound of a large dog issuing forth from behind your door is really a powerful safeguard for your home—even if you know he wouldn't hurt a fly.

We've always believed that the reason for owning a pet is to have companionship, affection and that special rapport that develops between humans and the animals they care for. If those are your reasons for keeping a dog, then you defeat your purpose by keeping the dog restricted to the outdoors

## The mayor's report

By BERNARD ANDERSON

ON SEPTEMBER 26, the State Chamber of Commerce will hold a meeting in Monterey to consider the recommendations on highway construction priorities in Monterey County for the next fiscal year, as submitted to them by the Monterey County Highway Advisory Council. The recommendations of the California Chamber of Commerce will then go to the California Highway Commission.

In my previous letters, I have emphasized the need for early construction of the Hatton Canyon roadway. There is one particular facet of this problem that deserves the attention of all of the citizens in the area.

What we must insist on is that the proposed construction design is not that of the freeway category which would call for a high speed highway—sixty miles per hour.

The four-lane highway in Hatton Canyon with a minimum divider strip—not over eight feet wide and less if possible—and limited to a maximum allowable speed of forty miles per hour is the type of highway every concerned group has in mind to cut the Gordian knot of congestion on Highway One. Such a design would avoid the cuts and consequent damage that would result if a sixty mile an hour freeway was constructed.

I am positive that the Carmel Citizens Committee, the Carmel Knolls Property Owners Association, the City of Carmel citizens and the conservation groups are agreed on the above approach to arriving at an agreement with the State Highway Commission. Insofar as I personally feel, it would be a calamity to put a third lane on Highway One and thus delay the permanent solution of our problem.

THE FORESTRY COMMISSION tells me that the continuous inventory of Carmel's urban forest, in which the second one-fourth of the town's city and private trees are being examined this year, is proving of considerable value. In this drought year, as the City Forester indicated in the June 29 Pine Cone, the survey shows an increase in insect attack as trees weaken due to lack of water. Some trees may need removal of paving to allow emergency watering to reach more of the roots.

The data on the inventory field cards, one for each tree, is transferred to IBM punch cards, then run through a computer at the Naval Postgraduate School. The city pays a very small charge for card punching at Monterey Peninsula College, but the use of the computer costs the city nothing due to a cooperative arrangement between the Forestry Commission and the Naval Postgraduate School.

The computer program designed by D'Ambrosio and Professor Jolly of the NPGS, prints out in a few minutes tree size, species, vigor class, location, whether city or privately owned, condition as to insects, disease and number of dead limbs, and any combination of such things. Every fifth year, the same blocks inventoried the first year will be re-examined. In that way changes in number and condition of trees on private land as well as on public land will be under continuous surveillance.

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# The Preliminary Area Plan

## for the Monterey Peninsula

What follows is a large portion of the 145-page Preliminary Area Plan for the Monterey Peninsula presented by Hahn, Wise and Associates to the Area Planning Commission last week. The Pine Cone is publishing the information and the map of the Plan in the hopes of stimulating public participation and discussion.

Omitted were portions that were completely non-controversial in nature, previous submittals by the planning consultants (e.g. population projections), the County's adopted Open Space and Conservation Element, and other previously published materials.

Interested persons can see the complete Plan (a 2 1/4 lb document) complete with maps, charts and graphs at Carmel City Hall.

The Area Planning Commission will conduct a public hearing on the Plan at its Sept. 28 meeting at Monterey's Colton Hall. Once the Area Planning Commission adopts the Plan, it will then be reviewed by the County Planning Commission. Final enactment and adoption by the Board of Supervisors makes the Plan official.

### FOREWORD

This is a plan to save the beauty, the drama, the charm and delight of the Monterey Peninsula.

It is designed for the next twenty years, at which time our population will have increased from 115,000 to approximately 144,000. In asking for an updating of the Plan concerned citizens and officials want a plan that squarely faces the pressures and threats of increased growth in a manner that can realistically be followed.

This plan recognizes the problems that increased pressures for development can bring. The Plan is frankly hopeful, even enthusiastic, for the community here has powers and wealth and methods, as yet untried and untapped. While hopeful, the Plan offers no room for complacency.

Nothing but sheer luck has left us anything worth saving. The record of local public action in conservation is not impressive. Precious sites which should have been secured years ago have been lost forever. Now our luck is running out. Almost all the natural beauty we see here is private land, waiting to be developed. Only tiny fragments are secure—these, the gifts of a very few individuals.

Furthermore, when we talk about preserving natural beauty, we must face the fact that this means open space undeveloped and in perpetuity. It means large areas left in their natural state, strategically located, relating, connecting, sufficient to command the scene. A few scattered parks, thin slices of isolated greenbelts are not "conservation". They are, but forlorn testimonials to uneven compromise, not magnificent memorials to the human need and yearning for beauty.

The Monterey Peninsula, if not intact, is still abundantly beautiful. Compared with most communities, it is a paradise. Furthermore, there is a substantial body of citizens here who are deeply committed to the conservation effort and who understand the language and concepts of planning. Maintaining the Peninsula's natural beauty has been the theme pervading the many citizens' planning conferences for years and has been the key objective of local community plans.

Monterey County has gained national attention for its pioneering efforts in conservation easements and in originating open space legislation. The Area Planning Commission is the embodiment of wide-spread citizen concern and dedicated intent to fight for an exciting cause.

In addition, our very economy here on the Peninsula demands conservation. The spectacular beauty of the area underwrites the basic real estate values of all property. The Peninsula's one advantage in attracting high-quality industry, for which so many communities are competing, is its envied locale as a place to live. Tourism, the second largest income-producer, is absolutely dependent upon maintaining our unique scenic situation. The \$70,000,000 plus tourist dollars now spent here each year will increase. These people are coming to look at natural beauty.

We may also find encouragement in the growing concern throughout the country for determined conservation efforts.

Prompt action to preserve open space is now a national policy. Millions of dollars in bonds for open space are being voted around the country and new concepts in open space preservation are being tested.

There is no single, simple way to preserve the Peninsula. We must use all the methods we can devise. We must hold on to key sites already in public ownership: Local, state, and federal. We must tap State and Federal programs for acquisition. The Peninsula must seek and demand help from others to preserve itself, but the people living here must also do something for themselves by local acquisition and conservation. We must make maximum and creative use of public powers to regulate development. And, most challenging of all, we must harness the resources and the energy of private development itself and turn them to conservation for mutual advantage.

The choices shaping tomorrow must be made today. One of the choices still open, is to capture the remaining scenic heritage, and with this conquest insured, to design and build one of the most beautiful communities in America.

Note: The preceding Foreword was written by Gordon Hall and Simon Eisner for the original Area Plan. It has been modified by Hahn, Wise & Associates to reflect 1972 information.

### GOALS AND OBJECTIVES

The first settlers as well as today's residents are aware of the unique environmental qualities the Monterey Peninsula possesses. The combination of land, sea, hills, views and climate make the area one of the most desirable living environments anywhere.

The environmental qualities are, in fact, so beautiful and unique that approximately 45 percent of the area's economic resources are derived from tourist oriented services and facilities. Residents of the area, as a whole, desire to preserve this unequalled quality; however, continuing efforts by public bodies and citizen interest groups has not halted the degradation of environmentally important areas.

The basic goal of this Plan is to provide the means by which citizens of the Monterey Peninsula can evaluate and preserve the quality of the natural environment for all time while providing the basic necessities for quality living.

All major land use decisions must be based on environmentally sound land use criteria. Housing, jobs, transportation, education, recreation and other necessities must be provided, but not at the expense of environmental quality.

It is estimated that the 1970 population of 115,000 persons within the planning area will increase to 152,000 by year 2000. This figure represents a 32 percent increase in 30 years or approximately 1 percent per year. The Plan as presented here makes adequate provision for the projected increase without encroachment on or degradation of the essential elements of the quality environment, "the elements of community value."

### DEVELOPMENT OBJECTIVES

The following is a statement of objectives of the Monterey Peninsula Area Planning Commission regarding the desired development of the Peninsula. In preparing this policy, consideration has been given to the several years of study and research by numerous official and citizen groups on the Peninsula. The Area Planning Commission recommends this policy as a basis for the Area General Plan and as a basis for official actions concerning the development of the Peninsula.

#### 1. Community Individuality and Identity

The Monterey Peninsula comprises several distinct communities. Some are incorporated cities; some are unincorporated. Each has a personality of its own with its own cherished traditions and aims. This community individuality contributes to the richness of the Peninsula and should be maintained. Physical separation should be preserved or created which will both provide the structural form to the Peninsula and preserve the sense of distinct community identity. Such community individuality and identity need not preclude cooperative and joint action on all measures of Peninsula wide concern.

#### 2. Conservation of Scenic and Recreational Resources

The natural beauty of the Peninsula is one of its chief assets. Key coastal areas, surrounding open lands, waterways, and forests should be kept undisturbed and perpetuated by a combination of scenic easements, public ownership and other measures. Specific provisions for recreation should be provided by a Peninsula-wide network of parks developed and undeveloped, forming a pattern of greenbelts through and around the Peninsula.

#### 3. Furtherance of the Peninsula

the Pine Cone, Carmel-by-the-Sea, Calif.

The Peninsula has for many years been an attractive location for cultural events of both local and state-wide interest. Assistance and support should be given to the kind of cultural activities which contribute to the Peninsula as a cultural center. Such activities add to the value of the Peninsula as a residential community and contribute both directly and indirectly to its economy.

#### 4. Diversification of the Economic Base of the Peninsula.

At the present time the economy of the Peninsula depends heavily on the military and on tourism. Effort should be made to diversify the economy of the Peninsula. Key locations should be reserved for industry and commerce of the type which will complement the general purpose of preserving the attractive character of the community.

#### 5. Housing for all Economic and Social Groups.

The housing goals of the communities of the Monterey Peninsula are to provide a full range of housing choices for all economic and social groups without the deterrents of unreasonable cost, location, condition, and design that deprive large segments of the community from needed housing. Providing adequate housing at reasonable costs for all residents of the community need not detract from the physical environment and economic make-up of the community but enhance its appearance and economic functioning through greater efficiency and community involvement.

### PLANNING AND ENVIRONMENTAL ANALYSIS

Beginning in about 1965 the basic approach to contemporary regional Land Use Planning has been changing dramatically. Several Planners, Designers and Landscape Architects began to systematically apply the principles and techniques of the natural sciences to the land planning process. No one person can be given credit for the breakthrough. However, the first truly comprehensive book on the environmental analysis approach to planning was *Design With Nature*, written by Ian L. McHarg and first published in 1969.

The basic fundamentals and techniques of the process are new to most planners and planning administrators. In fact, the state of the art is changing and advancing almost daily. The basic tools of planning implementation are just beginning to be analyzed and modified in light of the new planning techniques. Legal decisions and legislative modifications are establishing the validity of the new approach to planning.

The San Francisco Bay Conservation and Development Commission is a successful example of a planning agency that has utilized the basic principles of environmental analysis. The increasing public awareness of our environmental problems will surely lead to greater recognition and use of environmental analysis for decision making.

The National Environmental Policy Act of 1969 established the requirement of and set the guidelines for "Environmental Impact Statements" on all federally subsidized projects. At the state level, legislators in Sacramento have been turning out environmental, conservation, and planning laws at a record pace. For example, in 1969, the state planning law required that cities and counties prepare three basic elements for their general plans: Land Use, Circulation, and Housing. Today the law requires nine elements, the three mentioned above plus, Conservation, Open Space, Seismic Safety, Scenic Highway, Noise and Public Safety. The above elements are required by June 30, 1973.

As public awareness and legislative actions become more responsive to environmental needs and considerations, the natural sciences such as Geology, Ecology, and Biology are directing their efforts in research and analysis to these environmental problems.

The point being made here is simple: Our society is at a threshold of change and re-evaluation of the planning process. The state of the art in terms of analysis as well as implementation will certainly change in the next several years. If present trends continue, the laws will provide improved means and new avenues for environmental protection and Land Use Planning implementation.

### THE ENVIRONMENTAL PLANNING PROCESS

The environmental planning process as applied to the Monterey Peninsula takes into consideration three categories of data: Physiographic obstructions or natural deterrents to development, scenic and conservation values related to environmental quality, and other planning considerations such as air quality, transportation, economic considerations and public services and facilities.

The most prominent physical characteristic of land in the planning area is its topography and vegetative cover. The

# 'Almost all the natural beauty you see here'

relatively steep slopes, ridges and valleys form the base on which other types of physical and environmental qualities occur. As the steepness of the slope increases the difficulties encountered in land development increase. For instance, steeper slopes are generally more prone to landslide and erosion conditions; are usually less suitable to septic tank construction; require vegetation removal and amounts of grading for roads and development; and are usually more visible from public areas. In addition, much of the steep land in the undeveloped portions of the Peninsula are abundant in native stands of Monterey Pine, Oak and Madrone trees.

Almost all of the building and development in the planning area has occurred on slopes of less than 30 percent (3 feet vertical rise for every 10 feet horizontal distance).

Development usually occurs on relatively level areas first because of the difficulties and expenses incurred in developing the steep areas.

The Monterey Peninsula area has relied primarily on slopes of less than 30 percent for development.

The Department of Housing and Urban Development (H.U.D.) according to its Minimum Property Standards recognizes 25 percent as the maximum acceptable slope for residential development. Current indications from the San Francisco Regional office are that the maximum may be lowered to 20 percent.

**Physiographic Obstructions** in addition to Slope have been identified and mapped on a set of overlays. They are: Flood plain areas, Landslides, and Geologic Faults, Restricted Use Areas (military and airport) and existing Public Services and Facilities including Freeways.

It must be noted that the geologic information presented here is not a complete survey of all geologic conditions. It has been reported by other geologists that the extent of landslides and landslide potential in the steep areas is greater than this survey indicates. Additional survey work should be done in the future to identify all geologically hazardous areas.

The Carmel Valley in addition to being subject to periodic floods is valuable as a recharge area for the ground water supply. Proposals now under discussion would create large water retention reservoirs for either water supply or flood control or both. Complete analysis of these proposals are beyond the scope of this study.

It should be noted, however, that if a reservoir is to be used for flood control purposes its use as a water supply is diminished, and if a reservoir is to be used for water supply its flood control value is limited. This plan assumes that reservoir capacity will be enlarged enough to meet domestic water demands for the projected population.

## ELEMENTS OF COMMUNITY VALUE

The report on the Monterey Peninsula Area Plan prepared by Whisler-Patri and Associates in 1965 for the Monterey County Council for Conservation and Planning identifies the elements of community value.

The following text is excerpted from the above report and the accompanying map was originally printed in that report.

"Among the many elements of value, the first we delineate are the major watersheds of the area, and all the bodies of fresh water. These are major natural resources. Every reservoir is a potential recreation facility and every stream a potential reservoir or natural asset in its own right.

Historic areas, scenic viewpoints, and other special natural features are another element of value. Symbols on the map indicate historic areas. The area is rich in history. Careful research would probably reveal that there are many places in the County in need of special treatment if their historic significance is to be preserved. Scenic viewpoints are also shown. There are many places described as scenic viewpoints—such things as the Sea Lion Refuge off 17 Mile Drive or the mouth of the Little Sur River.

Rugged shoreline areas provide some of the most dramatic scenery in the area. Other important features of the shoreline are, of course, the beaches. Beaches are important natural use areas but some might be left in their natural state.

Back from the coast run the significant hillsides and forest areas. These are the places most visible as we travel along the highways. Because they form the background for almost every view, they are extremely important natural features. Many of the hillsides, especially the north facing slopes, are heavily wooded with oak and Monterey Pines. The steep canyons of the area are often lush with ferns and redwoods. They provide seclusion, enclosure, and often dramatic views toward the valleys or ocean. River valleys contain the green meadows, the farms and ranches, the row of trees following the river bank.

## POPULATION

The previous population estimates made for the initial Area Plan projected a population within the planning area of 215,000 by 1985 including 44,000 military personnel. The updated projections done as a part of this report as Consultant Submittal No. 4 indicate a dramatic decline from the original projections as shown below:

| Population (x 1,000) |      |      |      |      |      |      |
|----------------------|------|------|------|------|------|------|
|                      | 1970 | 1975 | 1980 | 1985 | 1990 | 2000 |
| Original Projections | 143  | 165  | 190  | 215  | —    | —    |
| New Projections      | 115  | 122  | 130  | 138  | 144  | 153  |

The principal reasons for the lower projections are that net migration into California is expected to stabilize at an intermediate level, birth rates are declining, the county's share of state population is increasing slightly but the percentage share of the county's population within the planning area is decreasing.

It must be emphasized that because population figures are projections, they are dynamic and must be periodically reviewed as new information becomes available and trends are modified. Within a planning area as small as the Peninsula Area, population trends can be modified by such

factors as intensive advertising for residential developments where the market is "created" by expanding the normal market area through advertising.

Advertising and promotion should be encouraged for certain kinds of uses that will help stabilize the economy of the area, such as research and clean light industries.

## THE AREA PLAN

The Plan is designed to conserve the natural amenities of the Planning Area thereby preserving the quality environment which is its primary goal.

Although not individually called out on the Plan Map, the following elements of the General Plan are represented graphically: Land Use, Circulation, Parks & Recreation, Open Space, Conservation and Coastline.

The Area Plan provides the framework for our cities, describes their inter-relations, and defines their limits. The Plan pinpoints specific critical sites of natural beauty which must be preserved and other areas where we should permit development. It composes these into a design for the Peninsula, and proposes some devices to get the job done.

The Area Plan evolved inevitably from scrutiny of the natural features of the Peninsula and from adherence to the expressed public desire to preserve scenic beauty and to maintain the individuality of the local communities.

Of all the features of the diverse landscape which give the Monterey Peninsula its unique scenic character, "The Elements of Community Value," two are dominant: The coastline and the central ridge of wooded hills. The integrity of both is imperative if the character of the Peninsula is to be preserved.

A principal concept of the Plan is the preservation of the entire forested ridge which runs through the heart of the Peninsula. The ridge is marked on the east by a deep saddle. East of this saddle are grassy hills; immediately to the west begins a forest of Monterey Pines. A large portion of the forested ridge has been purchased by the County. Jack's Peak Park encompasses some 600 acres of vital scenic lands and additional park and open space areas will complete the preservation of this critical scenic asset.

To the northwest the skyline ridge terminates in a hill, still covered with virgin pines at the top of the Presidio. From this high hill the Peninsula drops off to the sea in three directions. The hill is shown as a park. With these two parks as anchors at the ends, the three miles of the skyline between them is shown as a "conservation residential area" for special treatment. From the ridge, numerous fingers of open space presently run to the sea, separating and defining the Peninsula communities.

The Plan proposes that these be preserved. Linking these fingers of green on the ocean side, the Plan shows special though varied treatment of the waterfront.

Overlying all is a system of trails, bike paths and scenic drives designed so that residents and visitors can ride or walk throughout the Peninsula seeing its great natural and urban beauty without disturbing its residential neighborhoods.

Within this framework are the six cities, each a composition in itself, yet each a part of the larger composition of the entire Peninsula.

This is the broad pattern—a permanent network of open space pervading the whole Peninsula, providing the scenic setting for all our communities.

## PRINCIPAL PROPOSALS OF THE PLAN

### 1. POPULATION

The ultimate purpose of the Area Plan is to maintain the Monterey Peninsula as a quality residential community. How many people can be accommodated gracefully? The Plan does not attempt to set an ultimate holding capacity for the Planning Area. The techniques of environmental planning may at some future time permit this to be done on a reasonably sound basis, however, the scope of this project does not provide the resources for such an analysis.

The Plan does provide a means for gracefully accommodating the normal growth that is anticipated for the area for the next 20 years. This growth, as stated earlier, is expected to be much less than was anticipated in earlier plans. The civilian population will have increased from 86,000 in 1970 to 119,000 by 1990. An additional 25,000 military personnel bring the total estimated population for the Planning Area to 144,000 by 1990.

### 2. PATTERN OF DEVELOPMENT

The Area Plan proposes that the ultimate number of people who will reside in the Planning Area, will be gradually determined through the process of applying planned community techniques to the developing areas coupled with incentives to encourage the preservation of the Elements Of Community Value.

The success of this approach to conservation of the quality environment must be evaluated on a regular basis. If any environmental or planning considerations come to light in the future that suggests the quality environment is being irreversibly degraded by continuing development, the Plan and its implementation must be reviewed and alternative approaches to environmental conservation should be considered.

The alternative solutions would probably require more stringent governmental controls on development coupled with the public purchase scenic easements and other key environmental features.

The pattern of development shows the Peninsula as a group of individual communities and residential neighborhoods of a variety of types and densities. Other parts of the Peninsula are left in natural state forming an interlocking network of open space pervading the Peninsula. Physical separation marks the identity and reinforces the individuality of the

Peninsula communities.

The alternative to such a pattern of development would be to permit the extra hundred thousand to spread all over the map, so to speak, with the resulting typical monotony and sprawl.

### 3. DISTRIBUTION OF DEVELOPMENT POTENTIAL

From one point of view, the 33,000 new residents are a measure of the total economic development potential of the Peninsula. The maximum value of this potential can be dissipated if haphazard or uncontrolled. On the other hand, the maximum value will be achieved more nearly by building well-defined communities surrounded by permanent natural areas.

The Plan proposes, therefore, that a basic density be established for each area of the Peninsula. Together these areas would accommodate all the anticipated population increase.

The Plan proposes further that when these densities are set as public policy, they be maintained firmly. The Plan proposes certain incentives to encourage preservation of "The Elements of Community Value," important to the whole Peninsula. This is referred to in the Plan as rural planned community with density incentives. This method can tie the energy and resources of private development to the preservation of the Peninsula.

Developers and planners working creatively within the broad density controls can design new residential areas which preserve natural areas in and around them.

### 4. PRESERVATION OF KEY SCENIC SITES

The beauty of the Peninsula lies in our oceanfront, our skyline, and our forests of native Monterey pines. To save this cherished natural beauty and to give order and form to urban development, the Plan pinpoints important sites for preservation. These are woven together into a network of parks, and open space.

Parks on the Peninsula are a responsibility of several levels of government; local, State, and Federal. Regional parks recommended by the Plan are sites for which the Peninsula must take local responsibility. Laguna Grande, one of our few Peninsula lakes, offers the same attractive possibilities as El Estero Park in Monterey. Jack's Peak Park preserves a great pine forest which straddles the ridge.

Carmel River Regional Park would preserve an important section of the Carmel River. The Junipero Serra Regional Park would preserve a natural area near the Carmel Mission. San Francisquito County Park is an area of redwoods interspersed with oaks and native trees.

Because of the popularity of the Peninsula as a state-wide recreational area, one new state park is proposed; Del Monte State Beach is extended to include all the beach of the former Del Monte Hotel.

The Federal Government has extensive holdings here including areas of critical importance to the character of the Peninsula. Since Federal personnel make up 30 percent of the population, there is substantial Federal benefit and responsibility in the local recreation and conservation program.

The Area Plan proposes the preservation four Federal sites: The proposed Presidio Memorial Park, the peak which forms the terminus of the Peninsula skyline, still covered with virgin Monterey pines; Del Monte Beach, now part of the Navy School, the beach chosen in the last century for the old Del Monte Hotel; Point Pinos, the very tip of the Peninsula, a favorite location for public enjoyment of the ocean rocks and waves; the Ford Ord Beach, recommended as a national seashore by the National Park Service.

Another conservation effort shown on the Area Plan is a network of open space. The open space is not simply undefined areas beyond anticipated development. They are specific areas of importance to the open character of the Peninsula. Open space surrounds and separates our communities and includes many of the "Elements of Community Value."

They are proposed to be retained in private ownership and private use or where necessary, purchased by a public agency. The essential character of the open space is that public benefit is derived from their being viewed in an undeveloped state as wooded areas, important hillsides, and other areas.

The Plan proposes that scenic easements be secured by the public to preserve the open space.

### 5. PARK SCENIC DRIVES

The Area Plan proposes that a Peninsula-wide system of scenic drives be created along certain roads. Such a system would be one of the major attractions of the Peninsula and could bring fame to the Peninsula, as evidenced by the already famous 17 Mile Drive.

Residents and visitors alike gain their major impression and enjoyment of the Peninsula from these principal roads. We would all have more opportunities to enjoy the Peninsula if our drive from home to work could be by way of this system of scenic drives.

The scenic drives would be linear parks along which we could enjoy open spaces, characteristic scenic views, and natural features like a grove of trees, an out-cropping of rock, the walls of a canyon, or a roadside meadow. Perhaps the best example of an existing parkway is the drive through Pescadero Canyon, the entrance way to Pebble Beach.

The proposed scenic drive system would be as important to the Peninsula as the proposed parks. Its development would be a major undertaking requiring the coordinated efforts of all local public bodies, especially the planning commissions.

All planning commissions, in considering matters near these parkways, should strive to keep development back as far as possible from these roads. Scenic corridors along these drives should be publicly acquired in fee or by scenic easement.

The following roads should be designated as scenic drives:

# is private land, waiting to be developed'

Highway One, the Salinas-Monterey Highway, Carmel-Pacific Grove Highway, the Carmel Valley Road, Aguajito Road, Canada Canyon Road, and Los Laureles Grade.

## 6. PROPOSED LAND USE

**RESIDENTIAL DEVELOPMENT:** Residential areas will require the greatest percentage of the land which will be developed on the Peninsula. There will be a variety of types of new development needed as there is variety on the Peninsula today. Five types of residential use are shown on the Plan: Rural-Planned Community, Rural, Suburban, Urban, and Multiple Family.

The Rural-Planned Community designation is applied to major portions of the remaining undeveloped areas on the Peninsula. The conservation of the Elements of Community Value will be encouraged in these areas by the application of density incentives which would allow planned residential development at a maximum overall density of 1 unit-acre. If certain specific site planning techniques are not utilized in the development, the allowable density would substantially be less than one unit per acre as follows.

The more level areas (less than 30 percent slope) would be allowed to develop at one unit-acre, however, the steep areas (slopes over 30 percent) would be restricted to  $2\frac{1}{2}$  acre building sites.

The density incentive would encourage builders to conserve the natural features so critical to the quality of the environment.

The higher densities of development occur generally in the already developed portions of the communities and generally reflect the current city plans.

**COMMERCIAL DEVELOPMENT:** The Area Plan indicates four kinds of commercial areas: General Commercial, Visitor Commercial, Light Industrial and Heavy Commercial, and Office and Professional. The Peninsula, as with most communities, already has more acreage zoned commercially than will be needed.

The Area Plan, therefore, proposes that no new major centers be created, until the demand can be demonstrated. There will be, however, a need for additional local shopping to serve new residential areas. The Plan shows a distribution of local and area-wide shopping facilities, together with appropriate locations for thoroughfare, service, and heavy commercial areas.

**EMPLOYMENT CENTER:** From the standpoint of preparing a balanced plan for the Peninsula, the determination of where people will be working in concentrations is one of the most important features.

The largest single employment center will continue to be Fort Ord. Two principal industrial areas have been designated. One is the enlarged Del Monte Research Park near the airport, with a high standard of development with landscaping and set-back from the highway. A second light industrial area is shown east of the airport. Such a quality industrial area cannot be expected to develop quickly but must be designated and reserved. The general industrial location is shown between the freeway and the railway in Sand City.

**TOURISM:** The importance of tourism for the economy of the Peninsula cannot be overestimated. The Plan reflects this in two ways. First, through a plan for conservation including the development of a system of open space and parks through the Peninsula, and second, through the provisions of numerous areas for tourist accommodations. These accommodations will benefit from the proximity of others in the immediate area. They will have less impact on the community if appropriate locations are specified in advance.

## 7. CIRCULATION

There are three levels of circulation indicated on the General Plan: Freeways, thoroughfares, and arterials. These three generally indicate the order of importance of the roads and the order of the volumes of traffic they should be expected to carry. There is also shown a system of scenic drives which does not form a functional part of the circulation system. The Plan does not indicate local streets or minor collector streets.

The location of most major arteries which will serve the Peninsula are already established. Some new routes are proposed in the Plan. The Pacific Grove Highway is shown extended as a State highway to form a loop past Asilomar, along Pine to Del Monte, connecting back to Highway One at Roberts Lake. The traffic along the route is a major problem beyond the responsibility or capacity of the separate cities. Canada Canyon Road was first proposed many years ago but is seen in the Area Plan in new perspective and significance as a connection between the Fort Ord employment center and the growing residential development of the Carmel Valley. The Carmel Valley Road is proposed as the one main route serving the Valley, with the road south of the river indicated as a scenic drive.

## RECOMMENDATIONS

It is recommended that the Area Plan be adopted by Monterey County and all the cities on the Peninsula. Since the Area Plan has been prepared and reviewed considering the Peninsula-wide factors affecting other general plans within the Area, it is recommended that these plans be amended in the necessary particulars.

Thereafter, it is recommended that as the general plans within the Area Plan are reviewed or amended, that they be referred to the Area Planning Commission for comment. In that way, the County General Plan, the Area Plan, and the general plans of all Peninsula cities can continue to conform to one another.

To carry out the proposals of the Area Plan, the Plan further recommends the following:

1. The continuation of the Area Planning Commission on a permanent basis to guide and interpret the Area Plan, reviewing all matters within the area that are of consequence.

to the objectives of the Plan.

2. The continuation of a strong citizens' group on the Peninsula to support the efforts of the Area Planning Commission. There are many other citizen groups and property owners associations which should be represented.

3. The adoption of the principles of "Planned Community" and "Incentive Zoning" to apply to the pattern of desired open space designated in advance by the community itself as expressed in the Area Plan.

4. The creation of an Open Space District to acquire and manage open space and easements or similar rights to open space as shown on the Plan.

5. The coordinated effort of all county and local jurisdictions to secure State and Federal commitments to the recommendations of those parts of the Plan involving State and Federal lands.

6. The encouragement of improved types of subdivision and developments within the areas indicated on the Plan for development based on the concept of Planned Community Zoning coupled with density incentives.

## LAND USE

The undeveloped portions of the Peninsula, particularly the county areas, are currently zoned for one acre rural residential use. If these areas are allowed to be subdivided into individual one acre home sites without recognizing and preserving the Elements of Community Value, the rural charm of the area would be lost forever.

It is unquestionably the intent of all residents and land owners in the area to retain the rural character and charm that the Monterey Peninsula and Carmel Valley still possess. It is, however, not practical to assume that individual land owners will sacrifice their right to make reasonable use of their property as provided for by the laws, it is also not practical to assume that the residents of the Monterey Peninsula could or would want to purchase all the remaining undeveloped lands in order to preserve them.

The logical solution seems to lie in a carefully conceived method of allowing controlled development but yet conserving and preserving the natural elements of community value. Public purchase of key open spaces and parks will be necessary but, much of the open space can be preserved by careful use of land.

## THE RURAL PLANNED COMMUNITY CONCEPT

1. The rural planned community concept recognizes the necessity to conserve the natural elements of community value.

2. Allows densities to be calculated for an entire parcel of property, including the areas shown as permanent open space were practical.

3. Allows flexibility of subdivision layout and site planning so that the key natural elements of community value can remain as open space free from development, while providing for clustering of residential units in areas more suitable for development.

4. Allows flexibility of subdivision layout and site planning so that physiographic obstructions and hazard areas can be avoided or dealt with in any constructive or innovative manner.

The allowable densities for any particular piece of land must be related to the ability of that land to absorb or withstand development. As pointed out earlier in this study, the allowable density must be related to the relative steepness of slope of the land.

A number of development problems increase as the steepness of slope increases. Increased removal of vegetation, cutting and filling up for roads and buildings, increased septic tanks, increased runoff, increased erosion, increased fire hazard, major changes in ecological balance are a few of the problems related to building on slopes.

Given the community objective of retaining the rural character and environmental quality, it becomes imperative to recognize and deal with the problems of hillside development differently than with level land development.

Previous slope-density recommendations have met with extreme resistance from major land owners in the Carmel Valley. The slope-density study of Carmel Valley prepared by William Spangle and Associates in 1966 recommended that a slope-density policy be adopted for the Carmel Valley Planning Area. Due to opposition for various reasons the proposal was not approved or adopted by the community. The basic principles outlined in the proposal have, however, been adopted by various other cities and communities. The community of Portola Valley and Los Altos Hills are two such communities.

Some of the arguments against the slope density proposal, were that it was unfair to begin slope restrictions on lands with a 10 percent slope or less. Another criticism was that such developments that have occurred in the Carmel Valley, particularly the Del Mesa Carmel, would not have been feasible under such a slope-density.

The proposal set forth herein recognizes these criticisms and modifies the approach. Only two categories of land slope are considered, those areas with slopes less than 30 percent and those areas above 30 percent. The areas designated on the plan as Rural Planned Community would have the overall density for any particular parcel of land calculated as follows:

The areas having slopes less than 30 percent would have an overall density of 1 unit per acre. Those areas sloping more than 30 percent would have an allowable density of 1 unit for every  $2\frac{1}{2}$  acres. Additional density up to a maximum of 1 unit per acre for the entire parcel could be allowed if the owner of the property chose to develop under the Planned Community concept. A detailed set of guidelines will be established to determine what specific desirable features warrant increased densities.

## Example of Rural Planned Community coupled with Density Incentive Assumptions:

Total parcel - 100 acres, Area Plan indicates 70 acres as R.P.C. (Rural Planned Community) and 30 acres as Permanent Open Space. Sixty (60) acres have slopes less than 30 percent and the remaining 40 acres have slopes greater than 30 percent.

**Density Calculation -- Without Density Incentives**

|                           |          |
|---------------------------|----------|
| 60 acres at 1 Unit-Acre   | 60 Units |
| 40 acres at .04 unit-acre | 16 Units |
| Total 76 Units            |          |

If the land owner or developer chooses to subdivide in the "conventional sense" and divides the land into 1 acre and  $2\frac{1}{2}$  acre parcels, he would be allowed a total of 76 units to be distributed on the 70 acres shown on the plan as R.P.C., at a gross density of 0.76 units per acre. However, if the owner chooses to utilize creative planning techniques as described herein, the allowable density could be increased to a maximum of 1.0 Unit-Acre, and could be calculated on the basis of density allowances expressed as percentages of the base density and added to it. For example, the same parcel could be calculated as follows:

|   |            |
|---|------------|
| <b>Density Calculation -- Plus Incentives</b>                                       |            |
| 60 Acres at 1 Unit-Ac.  | 60 Units   |
| 40 Acres at .04 Unit-Ac.  | 16 Units   |
| Sub Total (base density)  | 76 Units   |
| <b>Density Incentives</b>   |            |
| Conservation of Elements of Community value at 10 percent of base density           | 7.6 Units  |
| Creative Landscaping and Erosion Control Treatment at 5 percent of base density     | 3.8 Units  |
| Site Planning and Clustering to Minimize Cut and Fills at 5 percent of base density | 3.8 Units  |
| Undergrounding All Utilities at 5 percent of base density                           | 3.8 Units  |
| Total   | 95.0 Units |

The increased density resulting from incentives to encourage good site planning and development results in an allowable density of 95 units or 0.95 units per acre.

## THE RANCH PLANS

General plans for individual ranches and large properties within the Planning Area have been developed and adopted by the Monterey Peninsula Area Planning Commission, as well as the County Board of Supervisors. Each of these plans has been analyzed in light of new information and planning considerations. The new information is as follows: Geologic base information indicating geologic hazard areas, such as landslides and faulting, flood prone areas in the Carmel Valley, adjacent to the Carmel River, and population projections which have been downgraded considerably as discussed in greater detail in a previous section of this report.

In addition to the basic physical factors relating to future development, the general public awareness and public concern over environmental issues, specifically the way development affects the environment must also be considered.

The following plans have been submitted and adopted as part of the Area Plan: The Rancho San Carlos Plan, Del Monte Forest Plan, A Conservation Plan For Three Ranches, Carmel Valley Ranch Plan, in addition, the County of Monterey has adopted plans for the Laguna Seca Ranch, Hidden Hills and Hidden Hills North.

## RANCHO SAN CARLOS PLAN

The Rancho San Carlos Plan was adopted by the Monterey Peninsula Area Planning Commission and the County Board of Supervisors in 1966. The Area Plan encompasses a total area of approximately 20,000 acres, 16,000 acres which lie within the Planning Area, the remaining 4,000 acres lie south of the Planning Area boundary. For the purposes of analysis, the entire plan is considered as part of this study.

The Plan generally shows low density residential developments scattered throughout the more level and developable portions of the property with a ranch center accommodating visitor facilities and recreational facilities located in the vicinity of San Francisquito flats.

The average density of the entire project is 0.5 units per acre, which is substantially lower than recent developments which have been occurring in the adjacent areas of Carmel Valley.

The owners of the property recognize that any development of the ranch would have to recognize and deal with any existing or potential geologic hazards or other problems related to development at such time the property were to be developed.

The following principles of development outlined in the Rancho San Carlos plan indicate the basic intent of the Plan.

1. The ranch will continue to breed, raise and sell cattle for the foreseeable future.

2. The natural features of the ranch's land and vegetation and its general open character should be maintained and enhanced in the development program.

3. The ranch properties should be developed in a variety of uses that are compatible with the first two policies. Opportunities include residential resort and guest ranch, recreational and community uses.

4. The ranch properties should be maintained in a single unit, thus implying a leasing of the land or contract restrictions, rather than the outright sale of the properties to a multitude of owners.

5. It is anticipated that the ranch development will occur over an extended period of time, as advantageous opportunities occur. Extensive subdivisions, intensive types of development or publicity programs will not be undertaken for the purposes of accelerating growth. Rather, growth will occur as a result of the natural and obvious opportunities of the property and in keeping with the general growth of the

PRELIMINARY

## GENERAL PLAN

| RESIDENTIAL     |                          |
|-----------------|--------------------------|
| RPC             | Rural, Planned Community |
|                 | 1 or Less                |
|                 | 1 or Less                |
|                 | 1 - 4                    |
|                 | 4 - 8                    |
|                 | 9 or More                |
| Multiple Family |                          |

| OPEN LAND |                      |
|-----------|----------------------|
| Existing  | Proposed             |
|           |                      |
|           |                      |
|           |                      |
|           |                      |
| AG        | Permanent Open Space |

## PRELIMINARY

## Units Per Acre

1 or Less

1 or Less

1 - 4

4 - 8

9 or More

Parks  
Permanent Open Space  
AG Agriculture & Grazing

## COMMERCIAL

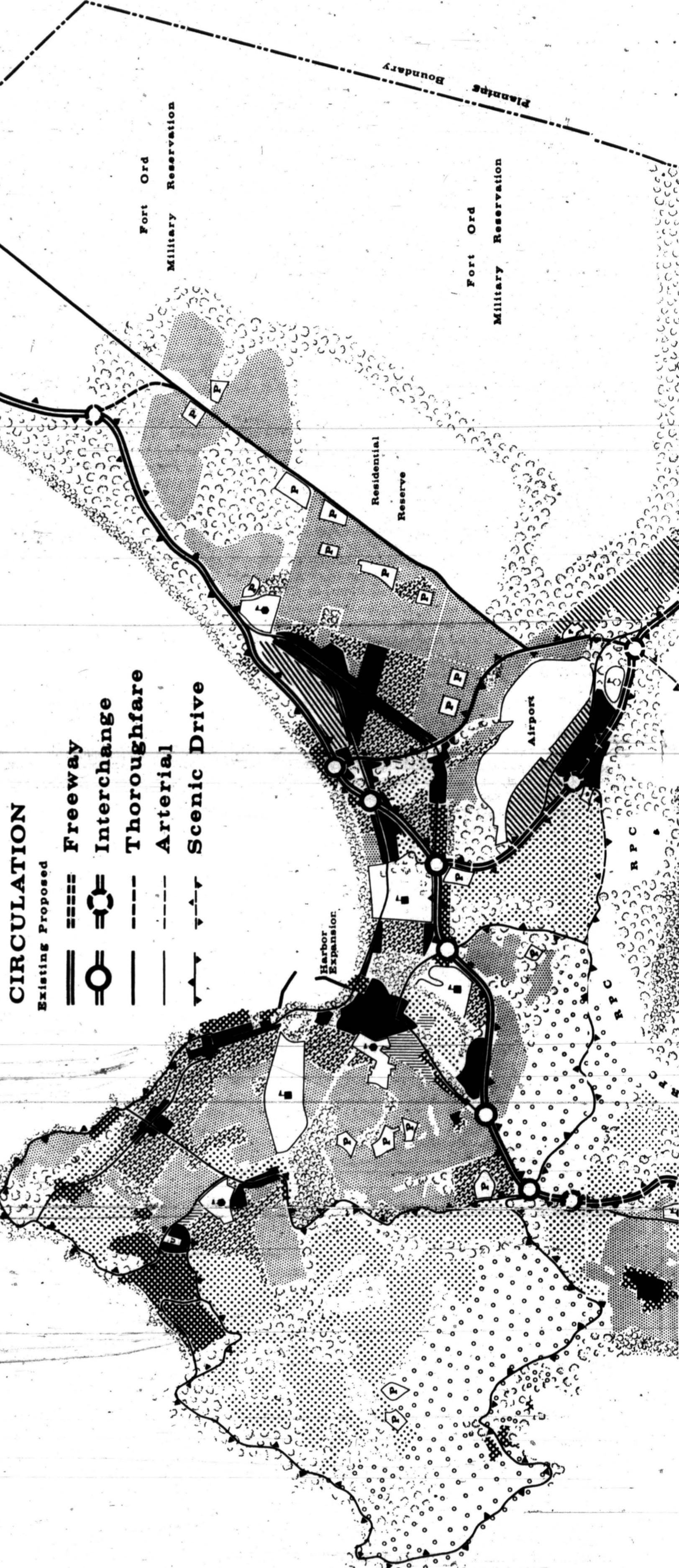
- General Commercial
- Visitor Commercial
- Light Industrial &
- Heavy Commercial
- Office & Professional

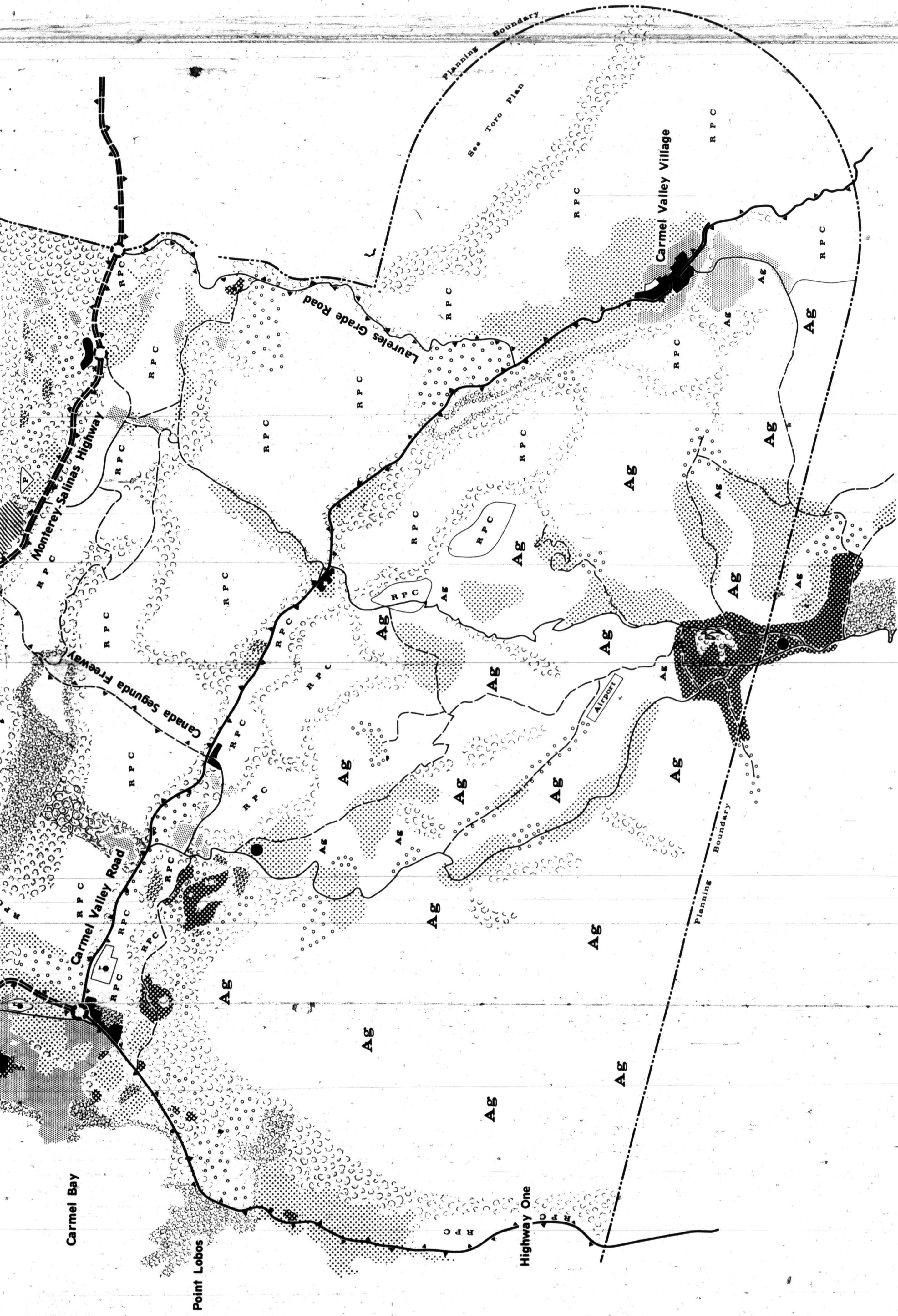
## PUBLIC &amp; QUASI-PUBLIC

- Existing
- Proposed
- High School
- Higher Education
- Utilities
- Other

## CIRCULATION

- Existing
- Proposed
- Freeway
- Interchange
- Thoroughfare
- Arterial
- Scenic Drive





# 'Land owners will not sacrifice the right'

Monterey Peninsula and Carmel Valley areas.

6. The general character of the development of the ranch will reflect the traditions and patterns already established in the Monterey Peninsula and Carmel Valley. The natural opportunities existing in the hills, canyons, plateaus, and flats of the ranch.

7. The development plan of the property will be flexible in order to meet changing market conditions and to accommodate new ideas and concepts as they develop.

The Rancho San Carlos master plan is included in the Monterey Peninsula Area Plan with the following statement: "The Rancho San Carlos Plan as presented to the county in 1965 and approved and adopted by the Board of Supervisors in July, 1966, is satisfactory for including in the Area Plan.

"The Rancho San Carlos Plan provides densities substantially lower than densities in Carmel Valley. In some future time when the property is developed and precise zoning is effective the plan will be subject to modification and application of planned community procedures or changes dictated by geological hazards or other characteristics of the property."

#### A CONSERVATION PLAN FOR THREE RANCHES

The so called Three Ranch Plan was adopted by the Area Planning Commission and County Board of Supervisors in 1966. The Plan includes a total area of 3,600 acres and it is a composite plan for the three ranches: Odello Ranch, 303 acres, Palo Corona Ranch, 1,579 acres, Point Lobos Ranch, 1,719 acres.

The concept of The Three Ranches Plan is to provide the conservation of the key elements of community value within the three ranches area, with particular consideration given to the exposed slopes on the Palo Corona Ranch adjacent to Highway One and Carmel Valley, and the entire scenic corridor of Highway One from Carmel River to the southern limits of Point Lobos State Reserve.

The Plan provides that these key elements of community value be preserved in open space perpetually and that certain areas outside the critical view areas be allowed to develop at densities that would compensate the owners for their dedication of open space preserves.

The Odello Ranch totals 303 acres and calls for a median residential density of 6.5 units per acre. The Palo Corona Ranch totalling 1,579 acres has a median density of 3.5 units per acre, most of which would be located in the vicinity of the "Outer Bowl" which is not visible from the Carmel Valley area. The Point Lobos Ranch of 1,719 acres has an extremely low density of only 1 unit for every 284 acres.

The Three Ranches Plan is incorporated as a part of the Area Plan. In some future time when this property is developed and precise zoning becomes effective, the Plan will be subject to changes or modifications dictated by geological hazards or other characteristics of the property. The average density for the entire 3,600 acres calculated at the median density as indicated on the plans, is 2 units per acre.

#### DEL MONTE FOREST

The Monterey Peninsula Area Planning Commission amended and adopted this Plan in 1966 and the County Board of Supervisors adopted it that same year. The Del Monte Forest Plan encompasses an area of approximately 5,700 acres and only about 1,100 acres are designated for residential use. At maximum development the Del Monte Forest Area would allow for a population of 18,000 persons, the plan is quite generous in designation of open space areas and the Del Monte Properties Company has demonstrated its good faith in carrying out quality development over the past years. The Del Monte Forest Plan is incorporated as a part of the Monterey Peninsula Area Plan.

#### RANCHO LAGUNA SECA PLAN

The Laguna Seca Plan was adopted by the Monterey Peninsula Area Planning Commission and the Board of Supervisors in 1967, the Plan Area encompasses approximately 1,100 acres and the median density is approximately 2 units per acre. The Plan does reflect the concepts of clustering and planned unit development in conjunction with open space areas. The Rancho Laguna Seca Plan is incorporated as a part of the Monterey Peninsula Area Plan.

#### HIDDEN HILLS NORTH

The Hidden Hills North Plan was adopted by the county in 1970. The proposed development is primarily residential, the permitted maximum of 950 dwelling units and 25 non-residential units on the 1,200 acres. The average density is approximately 0.8 units per acre, the development of this project has begun and is underway at the present time. The utilization of the ridge areas for residential purposes is not consistent with the objectives of the Area Plan, however, development has progressed to a point where modification of the Plan would not be possible at this time. In light of the above, The Hidden Hills North Plan is adopted as a part of the Monterey Peninsula Area Plan.

#### CARMEL VALLEY RANCH PLAN

The Carmel Valley Ranch Plan encompasses a substantial area of undeveloped and generally deeply sloping lands south of the Carmel Valley along Snively's Ridge. The Plan indicates extensive areas of resort and recreational residential. In light of the principles of Rural Residential-Planned Community development as defined herein, the Carmel Valley Ranch Plan should be reviewed and the concept of Rural Planned Community should be applied to this area as indicated on the Area Plan Map.

#### COMMERCIAL USE

Commercial enterprise and commercial development are sought by each of the individual jurisdictions within the Planning Area on a very competitive basis. The revenues gained principally through sales tax amount to substantial portions of each city's budget (1968-69 fiscal year): Carmel 22 percent, Del Rey Oaks 29 percent, Monterey 23 percent, Pacific Grove 7.5 percent, Sand City 44 percent, and Seaside

16.5 percent. Sales tax is one of the principal ways a city can gain revenues to help defray the rising cost of government and increased property tax burden on homeowners.

An objective of this Area Plan is to determine the amounts of commercial development that is needed to serve the future population of the area. Most communities have designated on their own General Plan excessive areas for commercial use. The actual amount of commercial development reflected the existing land uses, however, is always related to the population it supports.

The Planning Area at the present time has 460 acres presently being used for commercial purposes, this represents the amount of commercial area needed to support the existing 86,000 civilian persons residing within the Planning Area. The existing land use and population figures indicate that approximately 5.3 acres of general commercial area is presently needed to serve each 1,000 persons residing in the area. This 5.3 acres per 1,000 is modestly higher than the average 3 to 4 acres per 1,000 for other urbanized areas, however, the increase may be due to the auxiliary effect the military personnel has on the economy of the area. Allowing for a 30 percent vacancy and selection buffer, the commercial area needed to serve the 1970 population would be 590 acres.

| Year | Population | Commercial Area Required in Acres |
|------|------------|-----------------------------------|
| 1970 | 86,000     | 590                               |
| 1975 | 97,000     | 670                               |
| 1980 | 105,000    | 720                               |
| 1985 | 113,000    | 780                               |
| 1990 | 119,000    | 820                               |
| 1995 | 123,000    | 850                               |
| 2000 | 127,000    | 870                               |

Based on current population projections the Planning Area will need 870 acres of general commercial area by year 2000. Current plans for commercial area as represented by the individual city's General Plans indicate a total of approximately 900 acres designated for general commercial use. This area is excessive in that it represents more than twice the area currently being used for commercial purposes and would be more than adequate to serve the commercial needs of the Peninsula well beyond the year 2000.

The result of such over-development of commercial areas could result in scattered commercial developments which tend to clutter a street or community and tend to inhibit the development of more realistic uses.

Many areas of the Peninsula which are now zoned commercially will not so develop until the population increases and the market demands such development. On the other hand, there are now and will be more new residential areas which will require convenient shopping facilities.

It is important that the zoning for such facilities be timed with their actual need, in order to avoid creating additional areas of excessive commercial zoning.

The Area Plan indicates four major categories of commercial uses: General Commercial, Visitor Commercial, Light Industrial and Heavy Commercial, Office and Professional. The General Commercial category includes all retail, sales and services in the form of neighborhood centers, community shopping centers or regional shopping centers.

#### CENTRAL BUSINESS DISTRICTS

The central business districts of each of the four larger communities; Carmel, Monterey, Pacific Grove, and Seaside have in the past been the principle shopping areas of the communities. In recent years the opening of Del Monte Shopping Center and Carmel Valley Center, located at the mouth of the valley have somewhat altered the concept of downtown shopping.

The City of Monterey through its redevelopment project has diminished its downtown commercial shopping facilities in favor of regional shopping centers. Del Monte Center is located within the city and the proposed regional center adjacent to the airport would be located within the City of Monterey.

Pacific Grove still maintains its viable downtown and does not have plans for development of any regional shopping center of its own. The City of Seaside has continually expanded its commercial downtown center in conjunction with its various redevelopment projects and the city's plans indicate a continuance of this policy in the future.

All of the downtown shopping centers, with the possible exception of Carmel, lack pedestrian attraction, like plazas and landscaping which are now considered essential parts of contemporary downtowns. Seaside and Monterey are both taking steps in this direction with their redevelopment and beautification projects . . .

#### LOCAL SHOPPING AREAS

#### AND CONVENIENCE SHOPPING CENTERS

In addition to the principle business districts and regional shopping centers convenience shopping areas are shown distributed throughout the Area Plan to serve daily shopping needs of the residents to smaller areas at points near their home. Generally, such centers require 5 or 6 acres and serve 5 or 6,000 persons, depending on the business and larger facilities. New neighborhood centers should be developed in accordance with modern shopping principles, with off-street parking and pedestrian orientation and landscaping.

As the area grows and develops there will be many requests for additional commercial zoning. The important consideration in evaluating such requests is keeping the commercial areas concentrated and localized to prevent the kind of scattering which is so destructive to the attractiveness of the surrounding community.

#### PUBLIC SERVICES AND FACILITIES

The agreement for updating the Monterey Peninsula Area Plan does not provide for a Public Services and Facilities

Element, however, a brief discussion of these items is necessary to better understand the implications of future development on the area.

The Public Services and Facilities Element of the General Plan of the Carmel Valley-Carmel Highlands Study Area of Monterey County was prepared in 1969 by Neill Engineers of Monterey. The population projections at that time were somewhat higher for the Planning Area because the 1970 Census had not yet commenced. Population Projections have been decreased since that time and the old projected population of 150,000 by 1985 will not be reached until about the year 2000.

The Monterey Peninsula, Carmel Valley and Carmel Highlands Area, like many other cities in California has had a rapid growth rate since World War II. The population and corresponding water demand is expected to increase considerably over the next 15 years. It is estimated that the Monterey Peninsula Division of the California American Water Company will serve a population of approximately 150,000 persons by year 2000. It is estimated that this population would demand approximately 18,500 acre feet of water per year.

To continue full utilization of the Carmel River, it has been determined that with the year 2000 demand of 18,500 acre feet per year, a total storage of about 5000 acre feet per year the probability of a dry year of 8,000 acre feet from the Carmel River, a net deficit could occur of 5,500 acre feet to be made up from wells or new facilities.

The engineers' report suggests that a reservoir, probably on the Carmel River will be needed and economically feasible before 1985 (now 2000). From a water supply point of view, a dam located on the Carmel River above San Clemente providing a storage of approximately 15,000 acre feet would be one attractive alternative. The actual size would depend on the exact routing of a safe yield and many other factors.

The large multi-purpose reservoir on the Klondike site just above Carmel Valley Village would require sufficient water, but requires all water to be pumped into the system instead of flowing by gravity.

The actual site selection of a dam and reservoir requires long and careful study of reservoir lands, foundation conditions, economic feasibility, type of structure, size of reservoir, spillway capacity, water quality, fish migration and acquisition and all of the many regulatory and construction programs from a planning view point. There is a scarcity of suitable reservoir sites, therefore, those sites that are usable should have correctly sized reservoirs to avoid the situation where a small reservoir occupies the site of a future large reservoir. The aforementioned report concluded that the Carmel Valley ground water basin has a rather limited potential as a large source of water.

The primary concern in future years as population growth occurs within the Valley will be the extensive use of leaching fields and septic tanks which degrade the natural resource. This could be overcome if a sanitary sewer system were installed before such quality deterioration occurred.

The California American Water Company utilizes ground water from the Carmel Valley. Approximately 20 percent of all water delivered to the Monterey Peninsula comes from wells and approximately 55 percent of the well water originates in the Carmel Valley, with the remaining 45 percent originating from the Seaside Area.

The Carmel Valley ground water basin is long and narrow in shape, the basin near the mouth of the Carmel River is only one mile wide with the width not exceeding one quarter mile throughout most of its 12 mile length. The elevation of the valley floor rises from sea level at the mouth 400 feet just above the Carmel Valley Village, and is therefore rather steep grading at river with a steep grading and bottom elevation of the ground water reservoirs.

Instead of being a single ground water basin, it would be more descriptive to call it a series of ground water pools with the largest pool being at the mouth of the river. The Carmel Valley ground water basin thus has limited capabilities, particularly when compared with other ground water basins in California.

#### CIRCULATION ELEMENT

##### Introduction

A circulation plan is an essential part of a General Plan, providing for the movement of people and goods throughout an area. In order to most effectively face the transportation problems of today and prepare for the needs of the future, a comprehensive planning program must be undertaken.

A program of this nature must perform various analyses in order to fully understand the problems and requirements of an integrated transportation system. These include studies of community goals and objectives, current employment, income, population, land use, street patterns, traffic volumes, street capacities, origins and destinations, and trip generation. These must all then be projected into the future to determine the optimum transportation plan.

Such an ambitious study has been undertaken by the Salinas-Monterey Area Transportation Study (SMATS). The stated objective of this study is "... in cooperation with all other governmental agencies within the study area to develop a comprehensive, coordinated urban transportation plan consistent with community development, needs and goals for the year 1995." Begun in late 1969, the study is now completing the collection of basic data and it is expected that following data analysis, the plan preparation phase could begin in the summer of 1973.

In updating the Area Plan's Circulation Element the SMATS Program must be recognized as the tool which will eventually enable the local communities to fully understand their transportation system and make sound decisions to solve transportation and circulation problems in the future. Certain specific problems and areas of local concern are

# *to make reasonable use of their property'*

pointed out here and general recommendations made with the knowledge that the SMATS Program may alter these conclusions.

There are three levels of circulation indicated on the General Plan: Freeways, thoroughfares, and arterial streets. These three generally indicate the order of importance of the roads and the order of the volumes of traffic they should be expected to carry. There is also shown a system of scenic drives which does not form a functional part of the circulation system. The Plan does not indicate local streets or minor collector streets.

On the Monterey Peninsula the largest single traffic generator is the large employment center at Fort Ord. This is expected to increase as Fort Ord continues to grow. The other principle traffic generators are the central business districts. The industrial areas and the research park are expected to grow in importance but not to the extent of Fort Ord and the business districts.

Balanced against all of these, of course, is the source of the traffic, the residential areas. The growth of traffic on the Peninsula will be affected principally by these two types of growth. The locations of most of the major arteries which will serve the Peninsula are already established. There are, however, improvements needed along several routes, and some new routes are proposed.

## HIGHWAY ONE

This route is the principal State highway on the Peninsula. In addition to its being developed as a scenic drive, it is recommended that this route be tapered off as a freeway, ending at Carmel. The Hatton Canyon portion from Carmel to Carmel Valley Road should be treated as a special thoroughfare at less than full freeway standards. There will always be many times as many people living in the Valley as there will along the coast. The connection to the Valley Road should be designed, therefore, to recognize that most of the traffic will turn onto the Valley Road at this point.

If the freeway were thus definitely terminated at the Carmel exit, the portion of Highway One going through Hatton Canyon could be designed for slower speeds since the traffic should begin to be slowed down. This slower design speed would allow the canyon to be spared the tremendous cuts and fills.

## CANADA CANYON ROAD-NORTH-SOUTH ROAD

The Area Plan indicates a new connection across the Peninsula at Canada Canyon. At present there is only one crossing of the Peninsula-Carmel Hill. As the Carmel Valley develops, there will be 16 to 20 thousand residents. The proposed route through Canada Canyon would permit direct access to Fort Ord, the Peninsula's major single employment center via North-South Road. It would also provide Carmel Valley residents with direct access to the airport and alternate access to the cities on the north side of the Peninsula.

Until this route is built, this traffic will use the Carmel Hill, and will be added to the load on all sections of the freeway along Highway One. On the other hand, once constructed, this route would bring corresponding relief to the freeway. Canada Canyon is the most direct route, and it runs through a deep saddle in the Peninsula at the same elevation as the Carmel Hill. For traffic reasons, as well as scenic reasons, the route should have no access from individual homesites.

## SKYLINE DRIVE

The original Area Plan shows a scenic skyline drive along the Peninsula Skyline. The skyline drive has been deleted from the new plan for the following reasons.

1. The construction of the road would require large cuts and fills along the ridge that would tend to destroy the primary scenic qualities of the ridge as an Element of Community Value.

2. Existing zoning controls are not sufficient to ensure that unsightly development would not occur along the ridge if the access were provided by a ridge road.

3. The construction of a road along the ridge is inconsistent with the open space objective of preserving the ridge as a permanent element of open space separating the Carmel Valley from the Montara and Laguna Seca Areas.

## CARMEL VALLEY ROAD

The Area Plan proposes that the Carmel Valley Road be designated as the principle road serving the Valley and that a broad parkway width right-of-way be reserved for it now in advance of development.

The Carmel Valley Master Plan shows two parallel roads serving the Valley. The Area Plan now shows the new road south of the river extending from Highway One to Robinson Canyon to the east and then connecting to the Carmel Valley Road just west of Canada De La Segunda. The new road would serve the somewhat more intense developments planned for the western portion of the Valley including the Palo Corona Ranch and Rancho San Carlos developments. To extend a second Valley Road farther east could be detrimental to the objectives of preserving the rural quality of the Valley.

Properly designed and improved the present Carmel Valley Road will serve the future needs of the Valley.

## SCENIC DRIVES

Equal in importance to the proposed parks as a part of the conservation and recreation plan is the proposed system of scenic drives serving the Peninsula. The development of this system is a major undertaking and, for maximum public benefit, will require coordinated effort by many public bodies, especially by planning commissions. The proposed Conservation-Open Space District would be the appropriate group to develop the details of the parkway system and to maintain it when acquired.

Residents and visitors alike gain their major impression and enjoyment of the Peninsula from our principle roads. The proposed parkway system could be one of the major

attractions that would bring fame to the Peninsula, as evidenced by the already famous 17 Mile Drive.

The Area Plan proposes that we set development back from certain important elements include: Preservation of open spaces, views of the scenery and landscaping, and the regulation of private land use along the sides of the roadway but outside of its right-of way. A scenic drive should include as many natural elements along the way as possible: A grove of trees, an outcropping of rocks, the walls of a canyon or a roadside meadow.

The parkways should take their natural form from the land and not simply be a prescribed number of feet along the road.

Our major circulation routes should all be parkways. The greater the number of people using a road, the more important it is that it be scenic. We would have more opportunities to enjoy the Peninsula if our drive between home and work could be by way of this system of parkways. From the standpoint of the value of land, each homesite would be worth more if it could be reached by such a system of parkways.

The importance of parkways and their relation to parks and recreation was urged twenty years ago in the County Park and Recreation Plan which recommended 500 feet or more along each side of the highway. The Area Plan repeats that recommendation and proposes further that we create an agency, the Conservation District, to secure and maintain the parkways.

The Area Plan shows a network of Peninsula scenic drives and proposes the following steps as a means of developing the system.

### 1. DESIGNATION OF PARKWAYS

The following roads should be designated as parkways.

All of Highway One

The Salinas-Monterey Highway

Carmel-Pacific Grove Highway

Los Laureles Grade

Canada Canyon Road

Aguajito Road

Carmel Valley Road

### 2. PLANNING COMMISSION ACTION

All planning commissions, in considering matters before them, should keep development a maximum distance from these roads. Low density zoning should be maintained along the roads. In areas of new development incentive zoning should be used as a means of encouraging developers to stay back from the roads. The distance should vary, but should average 500 feet, as recommended in the County Parks and Recreation Plan.

Where existing zoning along the routes of the parkways would permit intensive development, studies should be made to transfer the high density zoning to an equivalent area back from the road. Examples are multi-family zoning along the freeway route in Monterey and an R-1 area of 6,000 square foot lots along Highway One near the Carmel River.

### 3. STATE HIGHWAYS

All the State highways on the Peninsula, mentioned above as parkways, have also been suggested as a part of the State Scenic Highway System now under study. The Peninsula system of parkways should be thought of as the local supplement to all the State can be persuaded to do. There are, for example, essential scenic areas beyond the rights-of-way of even a State Scenic Highway. These should be acquired and preserved locally as parts of a complementary effort.

The State should retain as part of its scenic highway the several remnants of property along the freeway route, which under present policies are being sold as surplus. Such fragments can be used only for the very unattractive commercial or industrial purposes which should be kept far removed from our scenic routes and parkways.

Santa Clara County provides an excellent example of a park system which has been developed by close cooperation with the Division of Highways in preserving excess land along a freeway. The result is a combined park and parkway along the length of one freeway. All interchanges should, of course, be part of the parkway system.

### 4. CONSERVATION DISTRICT ACTION

The proposed Conservation and Open Space District, acting in close cooperation with all planning commissions, would be the logical body to maintain the parkways and acquire lands or scenic easements, which could not be preserved by other means. Parks developed along a highway provide a bonus in the scenic effect of the road.

The following paragraphs discuss the proposed parkways and certain aspects which should be kept in mind relating to their development into parkways.

#### 1. Highway One - The Peninsula Portal

Highway One is the major entrance to the Peninsula from north and south. This is the route from which most visitors get their first impressions of the Peninsula. It should be treated as we would treat the best of our own front yards. Fort Ord presently acts as an open space break separating the Peninsula from the developing urbanization around Marina.

Perhaps half the people arriving on the Monterey Peninsula for the first time enter by Highway One from the north, and their initial impression comes from the appearance of that gateway to our area. Thirty years ago arriving on the Peninsula by this route was a delightful experience. With the development of Fort Ord and the urbanization of Seaside, the approach lost its aesthetic appeal, although Seaside has recently made one of the most intensive efforts toward self-improvement of any Peninsula community.

The development of the freeway from Seaside's north limits to Carmel Hill has given the residents of the Peninsula a second opportunity to make the northerly entrance as spectacular as the highways from Big Sur or Salinas. The new route (which is in the State Scenic Highway System but not officially designated) did open vistas of "back yards" or

industrial establishments and exposed unsightly areas to public view.

The present dunes are largely zoned for industrial or commercial use, and development along the freeway is sure to accelerate with improved access. It does not seem practical to suggest that further development along the freeway can or should be prevented.

A high percentage of the benefits by purchase of land along the freeway could be realized by a program of developing the northerly gateway in cooperation with the municipalities and landowners involved. The first decision would be to get concurrence that such development would benefit all segments and cities of the Peninsula and not just those through which the freeway passes.

The other communities should participate in costs involved, and it would seem logical that affected property owners would prove more co-operative if improvement of the Peninsula Portal area became a Peninsula-wide effort.

It is suggested that effort be made to find imaginative procedures whereby owners of property abutting or highly visible from the freeway may participate in an improvement plan through landscaping, scenic easements, variable setbacks, etc. Where large parcels of residential land are involved, if densities are set for whole parcels in their present condition, then scenic easements obtained along the freeway (where dwellings would be undesirable) would cause no loss to the owners.

With industrial and commercial property some similar concession may be possible, such as permitting a ratio of coverage by structures to be computed on the total present area, but construction restricted near the freeway. Open space should be provided by planned development. A construction restriction could be considered for Fort Ord. Solid building lines which tend to obscure views should not be permitted.

#### 2. Salinas-Monterey Highway

This has long been spoken of and worried over as one of our most scenic routes. The Plan proposes that this be made into a parkway connection of the County's two major population centers. This should be a key objective of both the Area Plan and the County Master Plan of which it is a part. The die is soon to be cast, for, after all the many years of waiting, the subdivisions have begun to develop on both ends of the highway.

#### 3. Carmel-Pacific Grove Highway

At present, one is able to leave Pacific Grove at Forest Hills and drive three miles through the forest along a main highway to Carmel. This is an unexpected change of pace which one could rarely hope to find in the heart of a community of a hundred thousand population. Yet this is characteristic of the contrasts on the Peninsula.

The impression of remoteness is due, of course, to the vastness of Del Monte Forest, yet for a portion of that drive houses are hidden from view by only a few feet of pines. Part of the impression also depends on the absence of crossroads along much of the length of the road.

The Area Plan proposes that the pine forest along the Carmel-Pacific Grove Highway continue to be preserved and that the number of connecting roads be minimized. The Plan proposes a new section of the road through the Del Monte Forest, paralleling Sunset. This would lengthen the forest drive and allow one to sense even more clearly the huge scale of the Del Monte Forest. Lookout points should be developed along this drive to offer panoramic views to the Pacific and to Monterey Bay.

#### 4. Los Laureles Grade

Los Laureles Grade is, in effect, a parkway as it stands today because of the many panoramic views it offers; to the ocean, down the Carmel Valley, to Monterey Bay, to the Santa Cruz Mountains, and to Salinas and the Salinas Valley. Active measures should be taken to protect these views with scenic easements, and approval of future subdivisions along the route should stipulate that all access to individual sites be from secondary roads.

#### 5. Canada Canyon Road

This road is projected through an area which is now completely undeveloped. It offers an opportunity to develop a parkway at the outset, before development lines the road. The Area Plan shows entire Canada Canyon as a scenic drive. This parkway should be purchased by the proposed Conservation Open Space District along with the purchase by the Road Department of the right-of-way for the road itself. In this way the cost would be based on values of the property without access.

#### 6. Aguajito Road

This road runs through a beautiful wooded canyon and provides access to the residential areas of Aguajito, La Mesa Village, and the Del Monte Fairways. It is one of the routes to the center of the Peninsula which gives a sense of getting immediately into the deep wooded countryside, even though at the top of an adjacent mesa is a high density military housing area. This effect would be completely destroyed by only a few houses being placed along the bottom of the canyon.

The Monterey General Plan pointed this out and called for the road to be made a parkway. No action has yet been taken, however, and it is only by fortunate chance circumstances that no development has yet taken place to convert this road into a residence-lined road like Josselyn Canyon Road. Active steps should be taken to secure easements to the sides of this road.

#### 7. Carmel Valley Road

The preservation of the scenic and rural character of this road is the most important single factor in maintaining the quality of the Carmel Valley. It is proposed that a broad corridor be defined along this road. It could vary in width according to the natural circumstances and even according to the realities of existing development, but it should be as

# 'Development will not occur without critical review'

wide as possible. The goal should be five hundred feet on each side of the road. From this corridor new developments should be excluded.

## PARKS AND RECREATION ELEMENT

### Conservation of Scenic and Recreational Resources

The natural beauty of the Peninsula is one of its chief assets. Key coastal areas, surrounding open lands, waterways, and forests should be kept undisturbed and perpetuated by a combination of scenic easements, public ownership, and other measures. Specific provisions for recreation should be provided by a Peninsula-wide network of parks developed and undeveloped, forming a pattern of open space through and around the Peninsula."

The Conservation-Recreation Plan consists of a network of parks, parkways, open space and trails. Special consideration is also given to the waterfront and to the Carmel River.

## PARKS

There are five jurisdictional levels of parks considered in the Area Plan: Federal, State, County, regional, and city. Not one of them can replace the need for the others since each serves a particular purpose.

The principle city parks are shown on the Area Plan where they form a part of the Peninsula-wide network of open space but are not discussed below because no new ones are proposed as part of the Area Plan. The cities should continue to provide neighborhood parks and the kinds of local facilities needed near the home.

## STATE PARKS

Due to the popularity of the Monterey Peninsula as a statewide recreational area, the State of California through the Division of Beaches and Parks has a large interest and responsibility in helping preserve the Peninsula. Some 3,500,000 tourist days are now spent each year on the Peninsula. That figure is expected to reach 9,000,000 before 1985, an average of 25,000 people per day. This, of course, implies many times that number during the busy season. The State now has Point Lobos Preserve, several State beaches, and historic buildings on the Peninsula. The Plan proposes one additional State park project.

## DEL MONTE STATE BEACH

As proposed in 1944 as a State Beach, the Del Monte State Beach was to be a three mile long stretch from the Municipal Wharf in Monterey all the way to Fort Ord. This magnificent sweep of beach plus the sand dunes above it, was at that time almost completely undeveloped. By the time of State acquisition in 1960 it had dwindled to a narrow strip 500 yards long.

The State still hopes to add more to this Beach including the part which was the old Del Monte Hotel beach and is now in public ownership as a part of the United States Naval Postgraduate School. This would connect it to the recently acquired City of Monterey Dunes Beach.

A combination of State and local effort should extend the public ownership of the beach as far and deep as the race with private development allows. The Plan shows the entire length of the beach as a public beach of varying depths.

## MONTEREY PENINSULA REGIONAL PARKS

The Peninsula must get the State, Federal, and County governments to do all they can to assist in preserving the Peninsula. With the great numbers of State visitors coming to the Peninsula, with the large number of military personnel using the Peninsula and with the Peninsula serving as a primary recreation area for residents of the rest of the County, the Peninsula's position should be one of demanding the assistance due it.

In addition, however, there are several important sites on the Peninsula which we cannot expect outsiders to preserve for us, and which we cannot afford to sit by and watch disappear. These are shown on the Area Plan as four Regional Parks. They are suggested for purchase by a district established for conservation.

## JACK'S PEAK PARK

A central proposal of this plan is the 1,200 acre park straddling the Peninsula and encompassing the largest remaining stand of native Monterey pines outside of Del Monte Forest. Jack's Peak, the highest point on the Monterey Peninsula, is at the western edge of the park. This park, together with adjacent open spaces, includes all of the wooded Peninsula skyline east of Highway One on Carmel Hill.

Approximately 600 acres of this park has already been purchased and is now within the Monterey County Park System; the remaining 600 acres should be purchased as soon as possible. The adjacent open space areas will be dedicated as open space much as was done when the Del Mesa Carmel retirement community in the Carmel Valley dedicated substantial open space adjacent to Jack's Peak Park to the south.

The park with its variety of inland landscape will serve as a multi-service complement to the Point Lobos Reserve, to the State beaches and to the State historic monuments on the Peninsula.

## LAGUNA GRANDE REGIONAL PARK

Laguna Grande, now a neglected slough and blighted with wrecking yards, is proposed as a regional park. This potentially beautiful lake along the main entrance to the Peninsula has been proposed for many years as a park and is shown as such on both the Seaside General Plan and the Monterey General Plan.

This proposal emphasizes the Peninsula-wide significance of Laguna Grande, the largest of the few lakes we have in the area. Because of its precarious situation due to the present dumping and filling, this lake should have top priority as a park.

## CARMEL RIVER REGIONAL PARK

The Plan proposes a long stretch of the Carmel River as a

regional park. This is a beautiful area located where the Carmel Valley Road, the River, and the cliffs are close together. It contains groves of sycamores. As a park this would form a natural open space giving definition to the Village section of the Valley.

This site was a part of the County Recreation Plan and is shown on the Carmel Valley Master Plan. The Carmel River Regional Park should be the backbone of an effort to conserve the whole length of the Carmel River as open space by a combination of easements as discussed below under open space.

## JUNIPERO SERRA REGIONAL PARK

At the mouth of the Carmel River there is an existing conservation area. The Area Plan shows an extension of that site in the vicinity of the Carmel Mission to include the area around the Mission, the river to Highway One, and the 80 acre canyon that runs up from the Mission. The latter would form a part of a Mission Trail, a pedestrian open space connecting with the San Carlos Church in Monterey, discussed below under Trails. This park is a part of the Carmel Master Plan.

The existing County Memorial Park, is an important part of the wooded Peninsula skyline and should be maintained as a part of the Peninsula Conservation Plan. The area Plan shows the San Franciscuito Flats as a County Park. The natural beauty of this land consisting of Redwood trees interspersed with oaks and other native California trees will provide one of the finest recreation facilities in Monterey County. The park will be developed in conjunction with development of the Rancho San Carlos.

## RIDING, HIKING AND BIKING TRAILS

There exists today a system of bridle trails through the Peninsula. It has existed for many years, yet as residential developments spread, this system could easily be cut and lost. The Plan proposes maintenance of this system and its extension to new areas through parts of the proposed park and greenbelt network.

A system of hiking trails is also proposed which could interconnect throughout the Peninsula by way of the parks and greenbelts. One example of such a hiking trail is a connection from the San Carlos Church to the Mission which by chance still remain connected by a thread of open space.

Bicycle paths and bike routes are an element of both the Park and Recreation, and Circulation Elements of the Area Plan. A system of safe bicycle paths that utilize existing roads and road shoulders where possible, is a highly desirable component of the Plan. The system should be separate from equestrian trails for safety purposes and in many areas new path rights-of-way and construction may be necessary.

The entire length of the Southern Pacific Railroad's right-of-way from Marina to Del Monte Forest should be sought for use as a bicycle and pedestrian pathway when the regular rail service is discontinued. Connecting links and loop routes could augment the main route and form a unique alternative to automobile travel from community to community.

## THE COASTLINE PLAN

The dominating and most important single aspect of the Peninsula is its coastline. From Pacific Grove to Pebble Beach the coastline is strewn with outcroppings of rock. In contrast, the sandy beaches of Monterey Bay and Carmel Bay have been curved to the crescent shape of the waves. The entire length of the waterfront should be devoted to the enjoyment of the ocean.

Cannery Row should be encouraged to develop along the lines of the City's Cannery Row Plan as the Peninsula's principle oceanfront hotel and apartment area. From Cannery Row all the way to the Carmel River the Plan shows a scenic drive along the waterfront. Near Point Lobos there is an area for which scenic easements should be secured as a part of the open space link from Point Lobos to the Jack's Peak Park on the skyline.

It is recommended that the entire Peninsula waterfront be declared a Marine Reserve, modeled after the existing reserves at Pacific Grove and Point Lobos in order to protect the sea life.

## IMPLEMENTATION ALTERNATIVES

The original Area Plan has been carried out to a limited extent. Certain regional goals such as the establishment of Jacks' Peak Park have been accomplished since the adoption of the original plan. The overall effectiveness of the Monterey Peninsula Area Planning Commission has been limited, however, by voluntary participation by member jurisdictions. Many items of regional significance have not been brought before the Commission. Instead, individual jurisdictions choose to act upon regional planning problems at their local level.

The following discussion of various forms of regional government is not presented as a specific proposal to be adopted at this time, but rather as a presentation of various alternatives to the present system of Area Planning.

The natural amenities of the Monterey Peninsula are both limited and irreplaceable. These are too unique to leave to the limited methods of normal planning and zoning. The pressures that will be applied for rezoning and special privilege will be increasing. Without a coordinated plan and innovative methods of implementing that plan, the Peninsula could become another urban area composed of sprawling communities.

The original area plan contained certain outstanding and far sighted proposals for implementation. Some of those proposals were carried out, others have not reached fruition. It is the purpose of this section to explore new methods of implementation and to reemphasize several of the proposals contained in the original area plan.

To accomplish the many goals and objectives of the area

plan, the following proposals are offered for consideration:

1. The establishment of a regional level of government to provide those services which cannot be provided effectively on a fragmented local level.

2. The continuation of the Area Planning Commission on a permanent basis to guide and interpret the area plan with advisory powers to the Regional Government.

3. The continuation of the strong Citizens' Group on the Peninsula to support the efforts of the Area Planning Commission and the Regional Government. There are many existing Citizens' Groups and Property Owners' Associations which should be represented.

4. The establishment and use of a variety of implementation tools to achieve the objectives of the area plan. These include conventional zoning and subdivision control as well as innovative incentives zoning, density transfer, and landbank concepts.

5. The assignment of the especially difficult task of acquiring regional parks and open spaces to a subunit of the Regional Government.

6. The coordinated effort of all regional, county, and local jurisdictions to secure State and Federal commitments to the recommendations of those parts of the plan involving State and Federal lands.

7. The encouragement of innovative types of developments and subdivisions within the areas indicated for development on the plan.

The need for a regional level of governmental services in the Monterey Peninsula Area is a controversial subject. It is recognized that this is not a new proposal. Regional function have been occurring on the Peninsula for a number of years. The Area Planning Commission is, of course, a well known example. Others include the Association of Monterey Bay Area Governments (a voluntary Council of Governments), the California Regional Water Quality Control Board (a State appointed single purpose agency), and the Salinas-Monterey Area Transportation Study (a region wide special study group).

In every instance, these are single purpose agencies with varying degrees of control over their regional function. Often, there is an overlapping or duplication of efforts because of their concentration of specific functions and because of the lack of coordinative control. As envisioned here, the regional level of governmental services would fulfill several needs. It would be:

1. A coordinative agency.

2. An elected body responsible to its constituency.

3. An organization capable of handling region wide problems, such as regional sewage disposal, water supply, or a regional park and open space system.

There are, of course, many arguments against a regional level of government. Simply the creation of another bureaucratic agency is contrary to many citizen's thinking. This new agency, would undoubtedly require, some revenue producing capability which means more taxes in some form. This may or may not result in an overall increased tax burden for the citizen. Further study might indicate that the economies of scale or the reduction in local service requirements and elimination of duplicated effort reduces the possibility of a significant increase in the overall tax burden.

The possible loss of local control is a very real argument. However, local control has been continually reduced by State and Federal efforts over the past several years. For example, the Regional Water Quality Control Board usurps local control on the quality of water. Proposals for a similar board to "protect the coast" could be enacted in the foreseeable future. Many other examples are available which indicate continuing effort toward regionalism.

Looking at it in another way, if the local agencies of the Peninsula were to voluntarily seek some form of regionalism, they would be in a better position to control their own destiny than if this was mandated by the State or Federal Government. Actually, local strength could be increased by the six cities in the county together as a lobbying unit for more effective visibility at the State and Federal level.

Whatever form the Regional Agency takes, it should be emphasized that only those functions which are regional in nature should be handled at that level. All other functions would continue to be handled at the local level where they may more effectively be administered.

## CRITICAL REVIEW PROCESS

Because an area is designated for a particular use does not necessarily indicate that development will be permitted without a critical review by the appropriate agencies. Development should occur only after such a review to determine the following:

1. That the development does not fall into the classification of premature development.

2. That the time phase of the development in relation to growth is appropriate in the particular area.

3. That any possible hazards lands where indicated be resolved prior to development.

4. That all services are available and adequate, including sewage disposal facilities, potable water, solid waste disposal, etc.

5. That the development is reasonably contiguous to existing development.

6. That denuding extensive areas and cut and fill is held to a minimum.

7. That protection of scenic and environmental quality is a major proposal.

8. That all elements of community values are incorporated into any proposed development.

The critical review process should be the responsibility of the Area Planning Commission and the Planning Commission of each jurisdiction.

# Advisory committee takes a look at new Riverwood project

"I'M BACK AGAIN to request favorable consideration for the new Riverwood development," said attorney Harry Bell to the Lower Valley Advisory Committee Tuesday night. "I also came here several years ago, when we received approval for a density of ten units per acre. Now we are reducing the density to six units per acre, well below what we used to think was the absolute minimum."

Two years ago, the Board of Supervisors approved development at ten units per acre, or a maximum of 150 units on the property, which is just over 15 acres, and is located directly to the east of the Carmel Lago development, between the proposed extension of Rio Road and the Carmel River. The use permit issued at that time will expire this month, and a new application for development is being made by Arbor Development Company of Palo Alto, which has just recently entered the Riverwood picture as a new developer for this project.

Locally, Arbor Development Company is also the developer for "Casas de Carmel," a 45-unit condominium proposed for Val Verde Drive, which has been delayed due to lack of a second access road, which was a condition of the use permit issued for the "Casas" project. Riverwood is located at the opposite end of Val Verde Drive, and may open up the possibility of connecting Val Verde Drive to Rio Road, thereby opening up the second access route needed for "Casas de Carmel."

The informal presentation of the plot plan and unit plans for the new Riverwood development was made by Eugene Lew, AIA, partner in Environmental Planning and Research, Inc., of San Francisco. Lower Valley Advisory Committee members present to view the plans and give their informal opinions were Chairman St. E.P. Tyner, Jim Heisinger, Bill Cranston, Luis Wolter, Newell Smith, Frank Lang and Ed Lee.

The new Riverwood development was described by architect Lew as 91 units, 70 one-story units and 21 two-story units, each with a private patio, and arranged in clusters of about 16 units per cluster. Each cluster of units would be grouped around a central court, including parking spaces and landscaping. Two and a half parking spaces are provided for each unit, one covered space in a garage, and one and a

half uncovered spaces per unit in the central court.

There will be a central "view mall" lined with trees, providing an unobstructed view to the river through the development, approaching from River Road. Most of the site will be filled, to bring it up to the same level as Carmel Lago, but the area near the river will be left at its natural level, to preserve the natural vegetation. The two-story buildings will be grouped in the center of the development, and will not be visible from Rio Road, due to their setback.

The architect offered the Advisory Committee two different treatments in design which are being considered for the development. The first sketch showed steep pitched roofs over the living room-dining areas, with flat roofs on the rest of the living quarters and the garage, and a tall, free-standing chimney. The architect described the development as a "town house or row house" concept, the exterior to be textured stucco with wooden garage doors and shake or shingle roofing. The alternation of angular and flat roofs, designed to bring variety to the development, was termed "too controversial" by Tyner and Wolter. Cranston thought it was not very conforming, but advised the other members of the committee: "Look at Carmel Lago, which made a tremendous effort to conform, and look what we got."

The second treatment showed flat roofs at two levels, giving a "brutal, saw-toothed factory roof" impression to Cranston. The Advisory Committee quickly advised the architect that the second design was not to their liking at all. Architect and advisors agreed it would be better to redraw the first view, lowering the height of the pitched roofs, for less contrast with the flat roofs of the garages, which separate each adjoining unit.

The overall plot plan was judged to be "excellent" by the advisory committee, which was pleased with "plenty of open space, views and the parking treatment." Ed Lee asked to see "more trees along Rio Road" to break up the front view of Riverwood, which has very little setback, and will be in very plain view from the road. Cranston mentioned that the "landscaping is maybe a little stiff," and advised the architect to "loosen it up, make it more informal." As this was an "informal presentation" to the advisory group, no action was taken on the new Riverwood development, and no date

for a formal hearing was set at that time.

RETURNING TO THE ACTION agenda, the Advisory Committee gave their approval on a zoning permit application made by Sam Garzone for a liquor store with gourmet delicatessen in the new development area of the Carmel Rancho Shopping Center, to be located immediately south of the United California Bank building.

Working drawings submitted for design review for the same project were deemed "unsatisfactory," with Heisinger remarking that there were at least four different materials used on the face of the building, and "a lot of good things put together make a bad thing sometimes." Stucco, redwood, glass, stone and painted trim are "all good materials" but just too many for one building. Design approval was rescheduled for Sept. 19 at the request of attorney Harry Bell, representing Garzone.

Last item of the evening was a rezoning request by Leo Comire, to establish a "private stable" on his land, which is Lot 11, Block 1, Holt Valley Ranch No. 1.

The Lower Valley Advisory Committee has twice in the recent past recommended rezoning this subdivision (the Holt Ranch) to allow horses, and this has twice been refused by the Board of Supervisors. Deeming themselves in the position "of a lower court which has twice been overruled by a higher court," as St. E.P. Tyner put it, "we'd be foolish to approve it again."

Since Comire owns less than one full acre of land, he cannot legally maintain a horse on his property, but his application includes the use of the adjoining property, whose owners maintain "they have no objection to the use of the two pieces of land" as one parcel for the purpose of the use permit.

This was brushed off by Cranston, who commented "it's a subterfuge," and Wolter pointed out "once the guy next door sells his land, it's no good." With a comment that Comire ought to try to lease some land from Del Monte Properties Co., whose ranch adjoins his property line and is zoned for horses, the advisory committee unanimously denied the application, and adjourned.

(see earlier story, section one)

## Proposed annexation sparks debate at council meeting

Opposition to what he termed a "massive annexation to the city of Carmel" was expressed by Walt Luckert, a long-time Carmel resident, at the Tuesday night meeting of the city council.

Luckert, who told the council he sympathized with the city's concern to take up the pocket of unincorporated land in the Walker tract which would remain if the Doolittle property was annexed, wanted to know whether the proposed annexation "was the first step in a plan to have Carmel extend from the river to the top of the hill and from the ocean to the highway."

The city has asked the planning commission to study and submit a recommendation on the proposed annexation of what is designated as Area 1, a section of unincorporated land adjacent to the southern edge of the city which includes the Doolittle property, the Carmel River School and the Carmel Mission.

He has heard arguments, Luckert said, about how much good the residents of the area will get with annexation, but "what are Carmel people going to get out of it?"

Citing the argument from the committee for annexation to Carmel (published in The Pine Cone last week) on better police and fire protection as a benefit of annexation,

Luckert pointed out that "if we don't increase the size of the police force, Carmel residents will get a little less patrolling and policing. The same would apply to the fire department."

Carmel people, he continued, would get less not only from the police and fire departments, but also from the public works and forestry departments. "Has the administration enough people to handle it?" he asked.

The question, he said, is "what is good for the residents." Once the annexed area has voting power, Luckert continued, "the residents could vote their own people in and what they want could be completely foreign to what the core of the city wants."

They could vote in people "on the fringes who don't share the feelings of the people of Carmel."

"We increase problems a lot," Luckert commented, "and it seems like you've got enough problems now."

He suggested that the council "find out from the people of Carmel what they want. The people of Carmel should have the say as to how big they want the city to be."

Mayor Bernard Anderson told Luckert that the city has been receiving requests from people in unincorporated areas because "they want in." He added that the process of annexation would take at least

a year and there will be public hearings.

Even though there was nothing said about how the Carmel residents feel about annexation, Frank Falge said, it "seems a pretty favorable thing for Carmel."

He suggested, however, that there should be an appraisal of city services so that whenever the question of annexation comes up, the cost of annexation would be known to be so much per person and "the people annexed should pay their pro-rated share."

Anderson reminded Falge that the planning commission in its study, will list the pros and cons, the advantages and disadvantages of annexation to the city. Falge added that a survey "could be done if you got into it."

He urged the council to "go slow on this. Let's not be too eager to have them come into us."

Councilman Gunnar Norberg asked the meeting not to "forget the larger problem," the protection of the character of Carmel. The unincorporated areas around the city, which are still designated as Carmel, have, he said, been "ravaged by courthouse action in Salinas."

There is no interest in Salinas, Norberg stated, in doing anything about the Carmel area. Results such as Carmel Rancho and Carmel Center came about, he continued, "because the decisions were not made here. They were made in Salinas where four out of five (supervisors) couldn't care less."

Also, he added, "Mission Fields would never have happened if it had been a part of Carmel. The whole area is in enormous peril and our one square mile isn't going to hold it indefinitely."

Funds, which Aquarius

## Carmel grants \$3,000 to

## Youth Crisis Information Project

The city council granted \$3,000 Tuesday night to the Monterey Peninsula Youth Crisis Information Project for the continued support of the Aquarius House and its drug abuse programs.

Captain Bill Ellis of the Carmel police department reported to the council that the information project with its new board has taken over Project Aquarius, the Aquarius House and all programs now in effect with the responsibility of overseeing the projects and deciding whether they are of value to the community. Ellis is the city representative to the board.

Since the city signed a joint powers agreement supporting the continuation of the program, Ellis asked the city to allocate \$5,000 to the project since the funding it now has expires at the end of the month.

He explained that the City of Monterey has allocated \$10,000; Monterey County granted \$30,000; Pacific Grove granted \$5,000, and the County Board of Education allotted the project \$2,000 for a \$47,000 total.

Seaside, he added, elected not to enter the program since the city has one of its own, the Harambe Clinic.

The budget for the Aquarius House and its programs for the fiscal year has been estimated at \$83,000 Ellis said. Some funds, he added, will be coming from agencies and educational agencies, but the estimated budget can always be trimmed and some programs eliminated.

Funds, which Aquarius

House applied for in March, have been granted by the Institute of Mental Health. However, he explained, the \$257,000 which they will receive can only be used for drug and after-care treatment and not for drug abuse programs.

Money is still needed for the programs, Ellis said. He told the council that "there is a Peninsula-wide need for a project of this sort" and asked the council to allocate \$5,000 toward the budgeting and financing of the project on the condition that the definite program submitted by the board meets the council's approval.

And, Ellis told the council, if the programs do not succeed, any remaining funds will be returned to the cities.

Councilman Olof Dahlstrand asked Ellis when the council could expect to see the program. Ellis told him the board hopes to have completed some time in October, but that if it knows the funds are forthcoming, a more effective program can be devised.

As long as the project sticks to the drug program, Police Chief Clyde Klaumann said, it will be fine, "but why get into family counseling and marriage counseling?"

Councilman Gunnar Norberg also objected to "this spreading out." Ellis told them the project will be concerned primarily with drug abuse programs and that counselor services will not be funded by the municipalities "as long as funds are available from other programs."



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**Father H.M.M. Nicholas****a friend of music, dies at 63**

A supporter and member of the Monterey Peninsula's musical organizations and long-time Carmel resident, the Rev. H.M.M. Nicholas, 63, assistant to the rector at St. Mary's-by-the-Sea Episcopal Church in Pacific Grove, died suddenly Monday morning at his home at 3382 Lazarre Drive.

Funeral arrangements, which have not been finalized, are being handled by Paul Mortuary. Following local services (which will be announced) Father Nicholas's remains will be sent to a family burial plot at North Truro, Mass.

Father Nicholas, who is survived by his widow, Dorothy, was born June 9, 1909 in Connecticut. A graduate of the Yale School of Music, he served as a secretarial aide and interpreter in North Africa,

Italy and France during World War II.

He was ordained to the Episcopal priesthood in 1950 by the Bishop of London in St. Paul's Cathedral. While serving in Provincetown, Mass., Father Nicholas met his wife and they were married in Boston in 1956. They moved to the Peninsula soon after.

An accomplished violinist, Father Nicholas played with the Monterey County Symphony Orchestra from 1956 to 1963. Violet Beahan, manager of the symphony said, "he was a great supporter of the symphony and all music organizations."

A past president of the Carmel Bach Festival and a member of its board, Father Nicholas had served as the secretary of the Carmel Music Society and the Monterey Peninsula

Chamber Music Society. He was also a member of the board of directors of Canterbury Woods, Pacific Grove, where he served as chaplain.

"He was a mainstay for the Carmel Music Society," Robert Arenz said, "and a really interesting man, we're going to miss him."

Angie Machado said Father Nicholas loved music. He played the violin, she said, until surgery a few years ago forced him to give it up and then he "concentrated on the piano." Father Nicholas studied with Mrs. Machado "for a couple of years."

"He studied," she remembered, "and did remarkable things because he had determination." The last thing he did, Mrs. Machado said, before he died, was to play the piano. Father Nicholas had been playing in his home music room between 9 and 10 a.m. when he collapsed.

"He had a gay spirit," Mrs. Machado commented, "he always created laughter wherever he went. He had a great wit." She described him as a "fascinating man - entertaining and kind - with a host of friends". She added that he also played the castanets beautifully and was a great mimic."

With Mrs. Machado and two other pianists, Father Nicholas appeared in concerts on the Peninsula. He would only play, she said, if the concerts were for eight-hand arrangements (four pianists at two pianos).

**Obituaries****GUMBRELL**

Private funeral services were held at the Farlinger Funeral Home for Mrs. Frances F. Gumbrell, 54, who died Sunday in a local convalescent hospital after a long illness. Interment will be in Woodstock, Ill.

A member of All Saints' Episcopal Church, Mrs. Gumbrell was a native of Woodstock and had been a school teacher in Illinois before moving to the Peninsula five years ago.

Mrs. Gumbrell is survived by two sons, Gregory of Carmel and Anthony of Fort Lewis, Wash.; a daughter, Lisa Rose of Carmel; and a brother, Paul Schwabe of Woodstock.

Memorial contributions may be made to the charity of the donor's choice.

**GILBERT**

Memorial services were held Saturday, Sept. 2 at 3 p.m. at El Cerrito Cross, Carmel-by-the-Sea for Elizabeth Earls Gilbert of San Luis Obispo. The Rev. Allen A. Belton conducted the services.

Mrs. Gilbert died Wednesday in San Luis Obispo after a brief illness. Born in Keokuk, Iowa, she attended St. Mary's Academy, Nauvoo, Ill., Denver University and the University of Colorado.

She is survived by her widower, Lee, of San Luis Obispo, her father, Wayne Earls and brother Peter Earls of Carmel; her stepmother, sister and brother, also of Carmel.

**Free meditation lectures****at All Saints next week**

A teacher and lecturer in transcendental meditation, David Rosenkranz, son of Mr. and Mrs. William Rosenkranz of Carmel, has returned to the Peninsula after lecturing and conducting courses in Texas, New Mexico and Honolulu for the past year.

Rosenkranz, an artist and a musician, will be working at the Pacific Grove center of the Students' International Meditation Society as a teacher.

An advanced lecture series for those already practicing transcendental meditation will be conducted by Rosenkranz Sunday, Monday and Tuesday. The first meeting will begin at 8 p.m. at All Saints Episcopal

Church in the grand hall. The meeting place for the second and third sessions has not yet been verified.

Rosenkranz will also conduct an introductory lecture for the general public. The subject will be transcendental meditation and will be held Sept. 13 at All Saints Church. Admission to both events is free.

A teacher for two years, Rosenkranz said he has been meditating for five years. He also spent three months of "deep meditation" with the Maharishi Mahesh Yogi and when he can, takes "refresher" courses every five months. He has attended one in Majoreca, Spain and one in California.

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**THE PAUL MORTUARY**

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Serving the Monterey Peninsula since 1904

**Our Churches****Christian Science**

At least a dozen young Christian Scientists from this area plan to attend a Christian Science Regional Youth Meeting to be held on the Stanford campus Saturday and Sunday.

Some of those planning to attend are: Andrea Bialek, Dana Booth, Lauren Cottwell, Agnes and Yates Downes, Terry Livingstone, Michelle McGibney, Donna and Terry Ann Payne, Jo Ann Waring and George Ann (Geordie) Withers of Carmel, and Peter Sentner of Carmel Valley.

This conference is one of many regional meetings throughout the world sponsored by the Christian Science Church to meet the spiritual needs of young people. Any person between the ages of 16 and 25 who has been attending a Christian Science Sunday School or church or a Christian Science College Organization is eligible to attend.

Theme of the conference is "Discovering the Potential of Healing."

Gabriel Downes, six months old, plans to accompany his parents, Agnes and Yates Downes, to the Stanford meeting.

Holly McFarland of Carmel will attend a similar conference in Los Angeles on her way back to Principia College in Illinois.

**Community**

At the 10:30 a.m. Worship Service of the Community Church of the Monterey Peninsula, the congregation will hear the sermon, "Committing Ourselves." The Rev. Howard E. Bull will comment that we need to get rid of some worn out ideas in order to be effective persons.

"We ought to reassess our lives and think on those things that hold us back. An acceptance of new ideas, of new challenges, will enable us to go forward in new accomplishments," Mr. Bull will emphasize.

The Youth Sermonette will be entitled, "A Speck of Dust."

**Carmel Mission**

The date of this year's Fiesta at Carmel Mission has been set for Sunday, October 1, beginning with the traditional high mass and procession from the Basilica to the courtyard.

The first of such events to celebrate the feast of the patron saint of the mission, San Carlos de Borromeo, was held more than 200 years ago, in 1770, following the founding of the mission by Father Junipero Serra.

Except during World War II, the Fiesta has been held annually, attracting literally thousands of guests for an afternoon of color and festivity. A chicken barbecue is served from noon until dusk in the mission courtyard, accompanied by mariachi music played by strolling musicians. Dancing, games and special entertainment highlight the colorful event.

Plans have been underway throughout the summer by a committee headed by Paul Pedersen and representatives of various parish groups.

The Fiesta, stressed the Rev. George McMenamin, pastor, is not only for members of the parish but for the entire community, to mark the singular contribution of Father Serra and his little band of Indians in establishing Carmel Mission and the beginning of the Monterey Peninsula.

The Altar Society will welcome new members at the Fall Meeting Thursday, Sept. 14, at 2 p.m. at Crespi Hall.

Guest speaker will be Mr. Francis Sparolini, president of the Mission Parish Council. He will talk on the progress and problems of the Council. After the talk, Father George McMenamin and Mr. Sparolini will lead a discussion on the subject.

Tea and a social hour will follow. Hostesses for the day are Mrs. Kenneth White, Mrs. Francis Sparolini, Miss Mary McCabe and Miss Rosina McCabe.

**Red Cross  
blood drawing  
next Thursday**

There will be an American Red Cross blood drawing at the Carmel Chapter House, Thursday, Sept. 14 from 9 a.m. to 1:30 p.m. Every blood donor will receive a ticket to the Monterey Peninsula College drama, Indians to be presented in October. These tickets, referred to as, "Twofers", will enable two persons to attend the entertainment for the price of one.

Prospective donors please telephone the Carmel Red Cross for further information, 624-6921.

"We really need registered nurses help at these drawings," stated Nursing Services Chairman Lucille Scott. "If you can volunteer just a few hours and want to find out more about the work of RVN's as American Red Cross volunteers telephone me at 624-5123."

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MONTEREY, CALIFORNIA

WARREN G. GIPE

M. FRANCIS VAROZZA

# CLASSIFIED ADVERTISING

## Psychologist to conduct workshop on 'Improving the Behavior of Children'

Dr. Madeline Hunter, educator and psychologist, will be the guest of Cypress Institute Sept. 22 and 23 for a workshop entitled "Improving the Behavior of Children." The workshop is designed for parents and teachers who want practical ideas for working with

### Public Notice

**PUBLIC NOTICE**  
NOTICE IS HEREBY GIVEN to all persons having any interest in the matter, that the Board of Adjustments of the City of Carmel-by-the-Sea, California, will conduct Public Hearings in the City Council Chambers of said City on Wednesday, September 20, 1972, at the hour of 4:00 p.m., or as soon thereafter as interested persons may be heard, to consider the following matters:

**USE PERMIT (P.C. 2-260)**

Virginia Gore, et al  
Block LL, Lots 28, 30, N½ 26, W-20' 27 & 29 & NW ½ 25

East side Camino Real between Second & Fourth

To consider an application for a Use Permit to establish three (3) building sites from a parcel of land 20,000 square feet in area. Property previously subdivided without Planning Commission approval.

Said application being considered under the provisions of Section 1341.3 (k) of Part X of the Municipal Code.

AND

**USE PERMIT (P.C. 2-211-A)**

Gus and Frances Arriola  
Block BB, Lots 2, 4, 6, N½ 8, & pts 1, 3, 5

Southeast corner Camino Real & Thirteenth

To consider an application for a Use Permit to establish two (2) building sites from a parcel of land 14,900 square feet in area. Subdivision was previously granted under a Conditional Use Permit and all conditions were not met within the required time limit.

Said application being considered under the provisions of Section 1341.3 (k) of Part X of the Municipal Code.

AND

**USE PERMIT (P.C. 2-241)**

James Peter Cost  
Block FF, Lots E-pt 1, SE-pt 3

Northwest corner Ocean & Casanova To consider an application for a Use Permit to establish two (2) building sites from a parcel of land 6,594 square feet in area. Property contains two single family dwellings built in 1925. Said application being considered under the provisions of Sections 1341.1 (b) and 1341.2 (a) of the Municipal Code.

AND

**USE PERMIT (P.C. 2-212)**

H.E. "Bud" Allen  
Lots 1-14, Block O (La Playa Hotel)  
West side Camino Real between 8th & 9th

To consider an application for a Use Permit to re-establish limited exhibits of arts and crafts on December 1, 2, 3, 1972.

Said application being considered under the provisions of Section 1341.3 (u) of the Municipal Code.

**PLANNING COMMISSION**  
City of Carmel-by-the-Sea  
By: DIANNA WOODWORTH,  
Secretary

DATED: September 6, 1972  
DATE OF PUBLICATION: Sept. 7, 1972

children and dealing with common problems.

In addition to general sessions led by Dr. Hunter there will be small group problem solving sessions for parents and teachers wishing to explore specific topics. The workshop will be held at the main Lecture Forum at Monterey Peninsula College.

The first session of the workshop will be Friday evening from 7:30 to 10 p.m. during which Dr. Hunter will present general concepts and techniques for understanding the behavior of children and planning for desired changes.

Saturday's session from 9:30 a.m. to 4 p.m. will include both general meetings and small group meetings during which participants will have an opportunity to develop strategies for particular situations of concern to them.

If there is interest, Cypress Institute will conduct a follow-up meeting for those wishing further assistance and feedback concerning strategies developed during the weekend with Madeline Hunter.

Dr. Hunter is currently principal of University Elementary School, a demonstration school at U.C.L.A. She has extensive experience as a teacher, psychologist, administrator

and director of research and curriculum. She is nationally respected as an author and educator in the fields of learning and children's behavior. She is co-author of a recent book entitled *Improving Your Child's Behavior* from Bomar Press, 1972.

Cypress Institute is an independent, non-profit corporation on the Peninsula devoted to training, research and teaching in the fields of education, therapy and human communication. Its members are Cheryl Arnold, Ron Cobley, John Frykman, Rich Hawkins, J. Jackson, and Bill Wenner. Last spring the Institute conducted a highly successful workshop

### Public Notice

#### PUBLIC NOTICE

NOTICE IS HEREBY GIVEN to all persons having any interest in the matter, that the Planning Commission of the City of Carmel-by-the-Sea, California, will conduct a Public Hearing in the Council Chambers of said City on Wednesday, September 20, 1972, at the hour of 4:00 p.m. or as soon thereafter as interested persons may be heard, to consider the following matters:

A proposed Ordinance entitled "An Ordinance Amending Part X of the Municipal Code As It Pertains To Regulations In The Commercial District."

Proposed ordinance would permit charitable organizations to hold outside sales of specified merchandise upon issuance of a Use Permit and allow the Business License Review Board to issue temporary Use Permits.

**CARMEL PLANNING COMMISSION**  
By: DIANNA WOODWORTH  
Secretary

DATED: 9-6-72

Date of Publication: Sept. 7, 1972

on Family Therapy with nationally known psychologist Jay Haley.

The workshop is open to anyone interested and requires advance registration. One unit of credit is available through University of California, Santa Cruz for those desiring it. The fee is \$30 with credit or \$20 without credit. Send checks payable to Cypress Institute, 24730 Lower Trail, Carmel.

A second workshop is planned this fall for counselors, therapists, physicians and other professionals entitled "Brief Therapy - An Approach to Rapid Problem Resolution." It will be held at MPC Sept. 29 and 30.

## DEADLINE FOR CLASSIFIED ADS IS TUESDAY NOON

### CLASSIFIED RATES

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Phone your ad to 624-3881.

Or bring it to the Pine Cone office, Dolores near 8th.

Or mail it to P.O. Box G-1, Carmel, California 93921. See order form.

### Public Notice

### Public Notice

#### FICTITIOUS BUSINESS NAME STATEMENT

FILE NO. 5115-25

The following person is doing business as: LAUB'S CARMEL CRAFTSMEN at OCEAN AVENUE & DOLORES, CARMEL, CA. 93921.

LAUB OVERSEAS CORPORATION  
Ocean Avenue & Dolores  
Carmel, CA 93921

This business is conducted by a Corporation.

PAUL I. LAUB  
President

This statement was filed with the County Clerk of Monterey County on Aug. 24, 1972.

#### CERTIFICATION

I hereby certify that the foregoing is a correct copy of the original on file in my office.

ERNEST A. MAGGINI, County Clerk

By G. Ausderau, Deputy

Expires December 31, 1977

Dates of Publication: Sept. 7, 14, 21, 28, 1972

### Public Notice

### Public Notice

#### STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

FILE NO. F5116-3

The following person has abandoned the use of the fictitious business name

THE GREAT MONT-GROVE CRAFT GUILD at 120 CENTRAL AVENUE, PACIFIC GROVE, CA. 93950.

The fictitious business name referred to above was filed in Monterey County on July 2, 1972.

PAUL I. LAUB  
120 Central Ave.

Pacific Grove, CA. 93950

This business was conducted by an individual.

PAUL I. LAUB  
President

This statement was filed with the County Clerk of Monterey County on Aug. 24, 1972.

#### CERTIFICATION

I hereby certify that the foregoing document is a true copy of the original on file in my office.

ERNEST A. MAGGINI, County Clerk

By G. Ausderau, Deputy

Expires Dec. 31, 1977

Dates of Publication: Aug. 24, 31, Sept. 7, 14, 1972

### Public Notice

### Public Notice

#### FICTITIOUS BUSINESS NAME STATEMENT

FILE NO. 5115-19

The following person is doing business as: A B ENAMELS at 110 Box 1108, Carmel, Calif. 93921

Ann Berthoin  
Rt. 2 Box 1108  
Carmel, Calif. 93921

This business is conducted by Ann Berthoin, sole owner.

Signed ANN BERTHOIN

This statement was filed with the County Clerk of Monterey County on Aug. 21, 1972.

#### CERTIFICATION

I hereby certify that the foregoing is a correct copy of the original on file in my office.

ERNEST A. MAGGINI, County Clerk

By G. Ausderau, Deputy

Expires Dec. 31, 1977

Dates of Publication: Aug. 24, 31, Sept. 7, 14, 1972

### Public Notice

### Public Notice

#### FICTITIOUS BUSINESS NAME STATEMENT

FILE NO. 5115-24

The following person is doing business as: LAUB'S COUNTRY STORE at OCEAN AVENUE & SAN CARLOS, CARMEL, CA. 93921

LAUB AMERICA CORPORATION  
Ocean Avenue and San Carlos  
Carmel, CA. 93921

This business is conducted by A Corporation.

PAUL I. LAUB  
President

This statement was filed with the County Clerk of Monterey County on Aug. 24, 1972.

#### CERTIFICATION

I hereby certify that the foregoing is a correct copy of the original on file in my office.

ERNEST A. MAGGINI, County Clerk

By G. Ausderau, Deputy

Expires December 31, 1977

Dates of Publication: Sept. 7, 14, 21, 28, 1972

## Handy order form for Pine Cone classified ads

If you prefer to write your classified ad, use form below. Mail to P.O. Box G-1, Carmel, Calif. 93921, or bring it to the Pine Cone office, Dolores near 8th, Carmel.

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ADDRESS \_\_\_\_\_

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RICHARD H. WRIGHT CONTRACTOR  
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## Public Notice

Walker, Schroeder,  
Davis & Brehmer  
Attn: Mrs. Schroeder  
P.O. Box 4887  
Carmel, Calif. 93921  
**FICTITIOUS BUSINESS NAME STATEMENT**  
The following persons are doing business as: KING OF HEARTS at The Mall, San Carlos St., b/w 5th & 6th Sts., Carmel, CA.  
WALTER N. GEORIS  
P.O. Box 702  
Carmel, CA 93921  
GASTON J. GEORIS  
P.O. Box 702  
Carmel, CA 93921  
This business is conducted by a Partnership.

GASTON J. GEORIS

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

## CERTIFICATION

I hereby certify that the foregoing is a correct copy of the original on file in my office.

ERNEST A. MAGGINI, County Clerk  
By G. Ausderau, Deputy  
Expires Dec. 31, 1972

Dates of Publication: August 31, September 7, 14, 21, 1972

## Public Notice

WILLIAM B. BURLEIGH  
PERRY, BURLEIGH AND  
FREEMAN  
Attorneys at Law  
Las Cortes Building  
P.O. Box 805  
Carmel, California 93921  
Telephone: 624-5339

IN THE SUPERIOR COURT  
OF THE STATE OF CALIFORNIA  
IN AND FOR THE  
COUNTY OF MONTEREY  
Estate of  
MATTIE LILLARD,  
Deceased.)

NO. MP 3353

**NOTICE TO CREDITORS**  
Notice is hereby given by the undersigned Executor of the above-named decedent, to the creditors of and all persons having claims against the said decedent, to file them with the Clerk of the Superior Court of the State of California, in and for the County of Monterey, within four (4) months after the first publication of this notice, or within said period to present the same, with the necessary vouchers, to the said Executor at the Law Offices of Perry, Burleigh and Freeman, Fifth and Dolores Streets, P.O. Box 805, Carmel, California 93921, which said last named office is hereby specified by the undersigned as the place of business in all matters connected with said estate.

DATED: August 16, 1972  
WELLS FARGO BANK  
By: Karl Hall, Trust Officer  
Executor of the  
Estate of Mattie Lillard

Dates of Publication: August 24, 31, September 7, 14, 21, 1972

## Public Notice

WALKER, SCHROEDER,  
DAVIS & BREHMER  
Sixth & Dolores Sts.  
P.O. Box 4887  
Carmel, CA 93921  
Tel: 624-2701

## FICTITIOUS BUSINESS NAME STATEMENT

FILE NO. 5116-8

The following person is doing business as: CARMEL DENTAL STUDIO at Dolores Street at NE corner of Seventh Street, Carmel, California 93921.

THOMAS M. SANCHEZ  
P.O. Box 3537  
Carmel, Calif. 93921

This business is conducted by an individual.

THOMAS M. SANCHEZ

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

## CERTIFICATION

I hereby certify that the foregoing is a correct copy of the original on file in my office.

ERNEST A. MAGGINI, County Clerk  
By G. Ausderau, Deputy  
Expires Dec. 31, 1972

Dates of Publication: August 31, September 7, 14, 21, 1972

## Public Notice

MILLARD, TOURANGEAU, BYERS  
BYERS & FISHER  
Attorneys at Law  
Dolores and Sixth Streets  
P.O. Box 6237  
Carmel, California 93921  
Telephone (408) 624-3891

SUPERIOR COURT OF THE  
STATE OF CALIFORNIA FOR THE  
COUNTY OF MONTEREY  
Estate of  
LLOYD A. BARTLETT,

Deceased.

No. MP-3443

**NOTICE TO CREDITORS**  
NOTICE IS HEREBY GIVEN to the creditors of the above-named decedent that all persons having claims against the said decedent are required to file them, with the necessary vouchers, in the office of the Clerk of the above-entitled Court, or to present them, with the necessary vouchers, to the undersigned at the law offices of MILLARD, TOURANGEAU, BYERS & FISHER, Sixth and Dolores Streets, or Post Office Box 6237, Carmel, California, 93921, which is the place of business of the undersigned in all matters pertaining to the estate of said decedent, within four months after the first publication of this notice.

Dated: August 25, 1972.

ELEANOR IRWIN BARTLETT  
Dates of Publication: August 31, September 7, 14, 21, 1972

## Help Wanted

**DESPERATE WORKING**  
mother must find  
responsible full-time  
babysitter-housekeeper to  
live in her Carmel Valley  
home. Care of two school-age  
children. Own room, full  
board and expenses, plus  
\$200 month salary. Country  
setting, congenial  
folks, liberal time off.  
Please call 659-2023.

**FULL-TIME** babysitter  
needed in Carmel Valley.  
Take care of one 4-yr. old,  
plus two children in school  
most of day. Mon.-Fri.,  
hours approx. 8:30 - 4:00,  
salary approx. \$150. Loose  
working conditions. Good  
opportunity for young  
mother or for woman  
whose kids have grown up.  
659-4423 evenings.

**PARTTIME SALES** position  
in exclusive Carmel retail  
store. 20-25 hours week.  
Write Box 5662, Carmel.

**CHILDREN BACK TO**  
SCHOOL? You can earn  
while they learn. Be an  
Avon Representative.  
You'll have your own  
business, your own hours,  
your own earnings. Call  
Now: 373-1770.

**MAN OR WOMAN** to supply  
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Household Products. Can  
earn \$60 weekly part time,  
\$150 and up full time. Call  
collect (415) 444-1871, or  
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## Antiques

**18th CENTURY ANTIQUES.**  
CHINESE porcelains,  
snuff bottles, stone carvings  
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ornaments. ENGLISH  
dropleaf table, Battersea  
boxes, Georgian silver  
miniature boxes.  
**COUNTRY FRENCH**  
desk, cupboard, scales,  
card table. (415) 344-4357  
for appointment.

**AMERICAN ANTIQUE**  
AUCTION to be held  
Saturday, Sept. 9, at 7:30  
p.m. at Old Market Antiques,  
Highway 9, Boulder Creek,  
specializing in  
American oak. Round and  
square oak tables, sets  
chairs, kitchen cabinets,  
glass, china, primitives,  
etc. Bob Slawinski, auctioneer.  
338-9994, 338-2225.

Situations  
Wanted

**EXPERIENCED**  
RESTAURANT chef and  
partner will cook and  
serve at dinner parties.  
Call 659-2314.

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Call HOMEMAKERS

**NURSES**, practical nurses,  
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**LIVE IN COMPANIONS** -  
For the invalid or elderly;  
homemaking, meal planning  
and preparation, shopping  
services and travel aid.

**HOUSEKEEPERS** - General  
house cleaning, washing,  
ironing done when most  
convenient for you.

**LIVE IN, OR OUT, FULL**  
TIME OR PART TIME.  
Our employees carefully  
screened, references  
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A name you can trust

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24 Hour Answering Service

September 7, 1972

## Home Services



**HAPPY Home Repairs**  
for all types of home  
repairs and sparkling  
painting. Smile, save  
yourself some time and  
money and call Zack  
Brothers. Cheerful fast  
polite service. 624-3113.  
Light Hauling & Moving.

**SCIENTIFIC** Swedish  
therapeutic masseuse. By  
appointment your home.  
Women only. 659-4005.

**CREATIVE, EFFICIENT**  
craftsman will build what  
you need. Enclosures,  
fencing, improvements.  
Wally 375-5337.

**M & T Hauling**  
**FREE ESTIMATES** - Trash  
hauling, lot clearing, tree  
trimming, furniture  
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Evenings 624-3006, 372-  
4721.

**SUMMER IS HERE.** Any  
landscaping, gardening,  
cleaning, hauling, artistic  
fencing. References. Free  
estimates. Call John 372-  
6128.

**EXPERT CARPENTRY,**  
Painting and Repairs. \$6  
per hour. Have power  
tools. References. Call 375-  
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**BEAUTIFUL WEDDING**  
invitations and  
announcements in perfect  
taste. Widest range of  
styles and prices. See  
samples at Carmel Pine  
Cone office, Dolores near  
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**EARTHTHMAN GARDENING**  
SERVICES: Lawn care;  
transplanting; pruning;  
rototilling; composting;  
renovating and land-  
scaping. Clean and haul.  
Farmer John, 659-2314.

**OAK TREES** thinned by  
professional. \$5 per hour.  
One man only. Free  
estimates on any tree  
work. Also roof cleaning,  
trash hauling, gardening.  
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**MOVING BY** rental truck?  
Will pack your personal  
effects (china, lamps, etc.)  
then will load and/or drive  
your truck to your  
destination, local or long  
distance.

**Expert - Professional**  
Will come to your home and  
discuss it, no charge. Will  
do any or all of these  
services. Phone 373-6948  
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**CARMEL RESIDENT** will  
help you improve your  
house. Reliable, well  
known, experienced in  
remodeling, carpentry,  
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of repairs. Hourly rate.  
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**SUMMER SPECIAL** -  
Organic trash hauling.  
Tree trimming, lot  
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**Having Insurance**  
**Problems?**  
Let my 30 year experience  
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## Special Notices

**CARMEL WOMAN'S Club**  
receptions, private parties.  
Lovely setting, with  
garden. Call 624-2382.

**ALCOHOLICS**  
**ANONYMOUS** -  
373-3713 or 373-1611, day or  
night. Central office, 572  
Lighthouse, Pacific Grove.

**TRI-FRAME HOMES OF**  
**CARMEL WOODS**, BOX  
714, CARMEL.

**THE MAGIC NUMBER**

624-3881  
To Place Your  
Pine Cone  
Classified Ad  
By Noon Tuesday



## Pets

**Standard MANCHESTER**  
**TERRIERS** (the original  
black and tan rat  
terriers); AKC registered  
puppies, champion sire  
and dam. 372-6675.

## Lost and Found

**LOST - SHEEP DOG**, male,  
black and white, medium  
large. Answers to Wilbar.  
Large scar on neck, no  
collar. Lost Safeway  
parking lot, Carmel  
Center, Aug. 27. \$30  
reward. 667-2164.

## Instruction

**YOGA CLASSES** to begin  
Sept. 11, taught by  
Margaret Duff. For  
information and registration  
call 375-6162 or 375-2876 any  
time.

## Wanted

10" to 12" lens for 8 x 10 view  
camera. 659-2026.

**USED LUMBER**: 1 x 10, 1 x  
12, 2 x 4, 6 feet or longer,  
pine or redwood.  
Galvanized, cast iron or  
plastic pipe and fittings.  
Phone 659-2026.

**SNOOPY SAYS** - Not all  
dogs live in Carmel, nor do  
they all have kind people to  
spoil them. For those that  
are not so lucky, we need  
still more antiques and  
treasures for our October  
Sale. Call 624-8443 for pick-  
up. Snoopy also thanks  
those who already have  
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**ANTIQUE DOLLS** wanted  
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French or German, bisque  
or china. Parts also. 624-  
6735.

**BOOKS BOUGHT**. Also  
famous letters, autographs  
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**BEST PRICES PAID**. Call 375-5570 any  
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**WANTED - SALT** water  
aquarium, 15 gallons or  
less. Also small King  
snake or other. 624-5767  
after 5:00.

**IF YOU** don't see just the  
right classification  
heading for YOUR ad,  
we'll set one up for your  
special needs. For  
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**THE GREATEST** flea  
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Tree-ripened Red  
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NORTH TAHOE HOME, 4 bedrooms, 2 baths, sleeps 10. All appliances. Large deck, southern exposure overlooking lake. \$175 per week. (415) 344-7295 evenings or (916) 583-2977.

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LUXURIOUS MOTORHOME. Sleeps six. 372-1937, 373-2431.

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LOCAL MIDDLE-AGED business woman wants 2 or 3 bedroom house, furnished or unfurnished, short or long term lease. Excellent references. Call 373-2511. If no answer, 375-0288.

WORKING WOMAN with one cat wants Carmel cottage fairly close to town in exchange for housework, watering garden, etc. or to rent not over \$75 per month. 624-9517 or 372-2273.

2-BEDROOM APARTMENT or cottage, furnished or unfurnished, for 2 or 3 months from Oct. 10. To \$200. Mature adults. Local references. 625-1250.

SINGLE OR double garage for scenery and costume storage of Children's Experimental Theatre. Must be dry. Near Forest Theatre if possible. Call 624-5869.

YOUNG WORKING man wishes to rent room, house or apartment in Carmel Valley. Clean living. Can pay \$100. Tom, 624-3881, days.

SINGLE BUSINESSMAN requires one-bedroom furnished apartment by Sept. 15. Write Box 6508, Carmel.

**For Rent**

We have several furnished homes available by the month; cottages available by the week.

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**CARMEL VALLEY:** Furnished rooms and apartments available at low off-season rates, mid-September to mid-June. No dogs. Blue Sky Lodge, 659-9980.

**CHARMING STORYBOOK** Carmel home. Spacious. 2 bedrooms, 2 bathrooms, cathedral ceiling living room, dining alcove.

Fireplace. Picture windows. Kitchen with many cupboards, breakfast nook. Sunny patios, tree-shaded gardens. Ideal for artist or decorator. Responsible adult couple. Local references. Unfurnished or partially furnished. \$350 includes gardener. 624-2373, 624-5495.

**CARMEL** - 1/2 BLOCK south of Ocean Ave., 1 block to beach. 3 bedrooms, 3 baths (or 2 bedrooms and den), A/EK, w/w carpeting. Tastefully furnished. Adults. No pets. 1 year lease, \$500 month. 260-0372.

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YOUNG MARRIED couple of local family would like to house sit for month of September. References. 372-2629.

**HOMESITTER, RETIRED.** Some maintenance. References. Oakland home owner. No fee. (415) 452-3167.

**Real Estate**

CARMEL -- MINI-MOTEL on Ocean Ave. 3 rental units and lovely spacious 1-bedroom owner's unit. Agent (415) 785-3800.

SPINDRIFT ROAD, Carmel Highlands, two ocean-view lots. \$16,500 and \$19,500. Offered by owner. Box 1655, Carmel. (408) 624-9292.

SMALL ACREAGE in upper Carmel Valley. Write Carmel Valley Outlook, c/o WFB, Bin CC, Carmel Valley, Ca.

FOUND NEW home for my dog. We are leaving large 3-bedroom or 2-bedroom and den home. 2 full baths. View. 2 blocks to beach. Located Carmel Point. Write P.O. Box 43, Carmel, Calif. 93921. Principals only.

OCEAN FRONT lot, Scenic Drive. 40' x 100'. Owner. 624-0367.

COUNTRY CLUB: completely modernized, authentic early California Spanish. Beamed ceilings, 3 fireplaces, wet bar alcove, 6 baths, 2 bedrooms, cedar closets, 3 guest cottages, large protected flagstone patio, double garage finished and heated. All in landscaped setting of winding walks and expensive plantings with waterfalls. All for \$82,000. 625-1822.

THREE BEDROOM home in the Sierras, Write Carmel Valley Outlook, c/o JL, Bin CC, Carmel Valley, Ca.

"SWEETHEART HOUSE." Why settle for crumbs, when our lovely Carmel 2 bedroom, 2 bath home has all the icing already on it?? Beam ceilings, sparkling new paint, pretty colors, and lovely wallpaper. Any old small down payment will do, \$2,000 or so. Doors are open. Between 1st and 2nd on Carpenter, East side-Brown house - shake roof. 624-3113.

CARMEL POINT. New custom 2-bedroom, 2-bath on a 60-foot lot. 1 1/2 blocks to beach. This home has all the extras you are looking for. Priced at \$75,000. Call owner for appointment to see. 624-6997.

HACIENDA CARMEL condominium, Carmel Valley Road, corner unit 84 for sale by owner. 2 baths, 2 bedrooms, large patio with storage shed, mountain views, extra built-in features. 624-8261, Extension 407. \$31,500. Powells.

BY OWNER. Guest house or large family home. 6 bedrooms plus den, 5 baths. Double garage. Sundeck. 2 lots. Ocean view. See any time. Carmelo between 2nd and 4th. Call 624-0578. \$76,500.

**Real Estate****Real Estate****Enos Fouratt's Specials**

We have rather a fantastic "one-of-a-kind" home built right on and into the rocks on Spindrift Road in the Highlands—has a guest home also—\$195,000.

If that is a little steep, we have an ocean-view half-acre site for \$25,000.

Perhaps you are not a "rolling-deep" watcher in which event we have a secluded courtyard to offer from a brand new two-bedroom, two-bath townhouse with sliding glass across the living room and master bedroom opening into the courtyard. The property also includes a very fine old non-conforming studio. Acquisition fee is \$62,500.

If you are considering selling, do it now. We're in a real "Seller's Market." We'll be happy and pleased to act as your agent.

**ENOS FOURATT, Realtor**

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Remember when residence on the Monterey Peninsula offered an escape from the noise and congestion of urbanization? Today much of the peace and quiet is gone. But life in close harmony with nature can still be yours to enjoy. The rolling, tree-covered land of Carmel Valley's historic Featherbow Ranch is now being turned into secluded retreat estates.

In this scenic, largely untouched wilderness you can know enriching seclusion without isolation. You're just 14 miles from Carmel Valley Center. No available property in California can match Featherbow Ranch's natural beauty. Deed restrictions ensure preservation of the environment and protection of abundant wildlife.

Estates are priced from \$975 an acre in parcels of five to 40 acres. Call (408) 659-4182 for further information or see for yourself by taking Highway G-16 from Carmel Valley Center southeast 11 mi. to Tassajara Rd. turnoff, then right 1.3 miles to fork, then right 1.7 miles to old adobe ranch house.

**Featherbow Ranch**  
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**Real Estate****Real Estate****Carmel Riviera**

Ocean-view lot, .4 acre, level, with many trees. \$14,750.

**Carmel**

A one-bedroom ocean-view condominium apartment in Carmel. All rooms spacious. Fireplace with kindler. Call us for further details. \$50,500.

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EXCELLENT BUILDING SITE — In Mid-Valley with lovely Carmel Valley views. Over 2 1/2 acres, level building site with plenty of room for horses. Our pleasure to offer at \$20,000.

SOUTH OF OCEAN AVENUE — We have just listed this 2-bedroom, 2-bath home on two full lots. The architecture is early-California contemporary. Level, easy walk to the center of Carmel Village and only \$47,500.

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Beautiful custom farm-style home, SUN BELT AREA, near River and shopping. 1 1/2-plus acres. Also adjoining 1/2 acre available. Tack room, corral/4 horses.

1700-square-foot main house. 3 outsize bedrooms, 2 baths, den-family room, 2 fireplaces. Detached 3 1/2-car garage, connecting studio apartment, bath, extra sleeping room — 770 square feet. Roses, fruit trees, pines. Available Sept. 15. \$69,500.

Owner 624-3317.

Robinson Canyon, Rt. 2, Box 1080X

**Herma Smith Curtis  
REAL ESTATE**

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CARMEL**

THIS HOME IS OUR PRIDE AND JOY; COMPLETELY REMODELED (BETTER THAN NEW!!) IT FEATURES 3 BEDROOMS, 2 BATHS, PLUS LOVELY WOOD PANELED ATTIC ROOM ABOVE THE DOUBLE GARAGE. STORAGE GALORE!! NEW SHAG CARPETING OVER HARDWOOD FLOORS, CUSTOM MADE DRAPES AND QUALITY LIGHTING FIXTURES PLUS A WHITE, RAISED HEARTH FIREPLACE WITH COBBLESTONE, ENHANCE THE LUXURIOUS INTERIOR. THERE IS ALSO A DREAM KITCHEN, COMPLETELY TILED WITH NEW DISHWASHER, RANGE OVEN AND GARBAGE DISPOSAL. HUGE, COMPLETELY FENCED AND LANDSCAPED YARD ALSO HAS SPRINKLER SYSTEM. A HEAVY SHAKE ROOF GIVES THIS LOVELY HOME THE "RANCHSTYLE" LOOK. DON'T WAIT TO CALL US ON THIS ONE!!! ASKING \$42,500.00.

**77 soledad drive, monterey**

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**EARLY CARMEL COTTAGE - Near the Sea**  
Spacious, relaxed, a rambling home of many rooms, nooks and crannies. \$59,500.

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Vandervort Court, San Carlos between Ocean and 7th

**Reduced to \$59,000**

### Down by the Riverside

Close in Carmel Valley, 3-bedroom, 2½-bath home on level acre fronting river, across from Carmel Valley Golf & Country Club. Large living room, separate dining room, plus den or hobby room. All ceilings have horizontal beams. This is a lot of property in a very desirable neighborhood. Was \$62,500, now reduced to \$59,000. Seeing is believing. Telephone now for a showing.

### Carmel Older Home, \$35,000

Consisting of 3 bedrooms and 2 baths. One part rented for \$85 monthly, leaves 2 bedrooms and 1 bath for owners' occupancy. Buy as investment, a home or a fixer-upper. We want action. Call now.

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For the discriminating buyer we have a new home which would fit many needs. An ideal and luxurious weekender, a formal permanent home with emphasis on entertaining, even a fine home to raise a family. Three bedrooms, three baths, 30' living room, separate dining room, plus a dramatic slate entry. Open beams in every room, lots of luxury extras and built-ins. A true value, in a close-in Carmel location for only \$64,750.

Bargain of the day in the price range everyone likes! An absolutely charming fully furnished one-bedroom home, in the pink of condition. This one is pin neat and ready for immediate occupancy. Truly the weekender you have been looking for, priced at just \$34,950.

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### EARLY CALIFORNIA DECOR

Quality-crafted in 1934, this historic and prestigious home effectively combines the old-style wrought iron stair rail and unique window of Mexican glass with modern comfort in 3600 square feet of gracious living area with ample family and guest space.

- Total of five bedrooms, four and one-half baths, plus den.
- Upstairs living room affords spectacular view of ocean and Carmel Beach.
- Also upstairs, a family section with three large bedrooms, two baths, plus guest quarters.
- Formal dining rooms with view to patio and ocean.
- Enclosed patio.

Located on delightful Carmel Point on three lots, this home is very well priced at \$160,000. For further details phone 624-1536, Dolores and Fifth in Carmel.

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### Rancho Rio Vista

The most spectacular views in Rancho Rio Vista from this recently remodeled 3-bedroom, 2-bath house. Tastefully decorated and draped. Hardwood under fine carpeting. Plastered walls. Beautifully tiled built-in kitchen also has Point Lobos and mountain views. 1½-acre gorgeous site. Exclusive and just reduced to \$77,500.

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### OPEN HOUSE

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A house with unique architectural style and warmth. Living room and dining area have open beam ceilings, clerestory windows and a fireplace. There are two bedrooms, two baths and all modern conveniences. It can be shown anytime by appointment.

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### KIM NOVAK'S OCEAN FRONT HOME

NOW for sale - Miss Novak's spectacular and dramatic "Gull House" on the rocks in Carmel Highlands. A small home solidly anchored, and a small detached guest house on 1.9 acres. \$195,000.

### 2 BEDROOMS, 2 BATHS, LOTS OF ATMOSPHERE

Located in Carmel Meadows, this 6-year-old house offers open and most livable atmosphere. With 2 master bedroom suites, family room, den, large enclosed courtyard, lighted garden and nicely framed views of the Fish Ranch, Point Lobos and the ocean. This property is most worthwhile inspecting at only \$78,000.

### 2 BEDROOMS + DEN, VERY NEAR TOWN

This is an absolutely delightful home on a corner lot almost in town yet extremely secluded, too. There are 2 modern baths, 2 dens, plus a large, detached studio with fireplace. The house has a somewhat European-Oriental feel which is difficult to describe. But then the house is fairly easy to see. Just call us. \$65,000.

### EXCEPTIONAL BUILDING SITE

Rancho Rio Vista, a level acre fenced on three sides, with a magnificent oak tree in the north-east corner. The main view is over the new golf course in the Carmel Valley with fleeting glimpses of Point Lobos. This is a very easy site to build on and is offered for the first time at \$22,500.

### OCEAN VIEW LOT - PEBBLE BEACH

An excellent lot buy for \$25,000 in a choice area of Pebble Beach. This is an easy lot to build on, is near Del Monte Lodge, and Peter Hay Golf Course, and has a very good ocean view south over Del Monte Lodge.

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**NEAR THE HIGH SCHOOL** — Ideal family home with well-planned 2700 square feet, offset living room, dining room, family room with fireplace, three bedrooms, 2½ baths, small den and large laundry room. Built for present owners eleven years ago, but now it's larger than they need. \$69,500.

**CARMEL VALLEY HILLTOP HOME** — Outstanding home on a rolling acre in Tierra Grande with two bedrooms, library with its own fireplace and bath (could serve as master bedroom suite), dining room, inner garden court, 3½ baths. Delightful decor, looks like new. Don't miss seeing this if you're in the \$89,500 bracket.

**FOR A FAMILY WITH HORSES** — Modern Carmel Valley home with high up views. Living room, dining room, three bedrooms, 2½ baths. High beamed ceilings. Part of the oversize garage has been converted to a rumpus room to keep music noise out of the main house. Large level lawn for football or croquet. The adjoining extra acre lot has a 2-stall barn with tack room and level riding ring. Priced at \$85,500 for both parcels.

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Unit 10, Monte Verde Inn.  
West side of Monte Verde Street south of Ocean Ave.  
Phone: 624-4990 or 624-4829  
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Pebble Beach Story Book House  
Plus

### Two Separate Apartments!!!

Hidden away at the end of a tiny lane, in the finest estate area of Pebble Beach, this unique and fascinating property was created before Pebble Beach was even dreamed of, and has been in the same family for nearly half a century.

The main house is darling, a veritable fairy tale cottage, it has a charming living room with a huge stone fireplace, den, kitchen, two bedrooms and one bath. The apartments are in a separate building, each with two bedrooms, kitchen and bath.

And as if this were not enough, the owner will carry the financing! We indeed feel that this is a rare and choice listing. \$98,500

## Penny Howard

REALTOR

624-0104 Anytime

7th Ave. west of Dolores P.O. Box 4236, Carmel

Member Carmel Multiple Listing Service

### Carmel Point

A rare opportunity here to buy an older home on a beautiful, level 60'x100' corner lot. The property has 3 bedrooms, 2 baths, nice living room with Carmel stone fireplace — dining area — and a big, cheery kitchen. A little fixing up can make this already attractive home a real stunner! At \$49,950 this has to be one of the best buys in town.

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Bill Clay, Associate Office 624-8969  
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Fern Canyon Road

Adjoining north of Highlands Wedding Chapel

**JUST LISTED ON CARMEL POINT!** A home to be proud of. A custom-built two-year-old Craftsman home with two large bedrooms, two baths, handsome living room with open beams, rough wood walls, raised hearth, spacious dining ell, lovely kitchen in soft green tones, attached garage. This all-on-one-level home is a block from the beach, it's on an over-sized corner site artistically landscaped for minimum care. The exterior is redwood and adobe, the roof heavy shake, the floors random-width oak and there is a delightful walled sunny patio. Quality plus here, and charm to spare. \$72,500. Exclusive.

**BIT OF NEW ENGLAND** in a picturesque setting . . . two full lots, beautiful secluded garden, fruit trees, stately holly trees, roses, colorful begonias. This charming shuttered home is new on the market, it has a spacious living room with attractive fireplace and French doors leading to the back patio, a small dining room with built-in dish cupboard, a modernized kitchen with electric ultra-ray self-cleaning stove, frost-free refrigerator, two bedrooms, small den, 1½ baths, laundry room and attached garage. All tastefully decorated and in spotless condition, sunny and cheery. See this at \$52,500!

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Phone 624-1569

Claire Cross 624-5739 Lenore Foster 624-6775  
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Lincoln St. at 7th Carol Mason 624-9583

P.O. Box 1172, Carmel

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## GLADYS R. JOHNSTON, Realtor

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Residence 624-7745 Office 624-3849  
Junipero between 5th & 6th Carmel, California 93921  
(OFF-STREET PARKING) P.O. Drawer D

### Hatton Fields Home

3 bedrooms, 2½ baths. The living room, formal dining room and master bedroom are truly spacious. There is a large family room opening to a beautiful patio and enclosed yard. A view of Point Lobos from master bedroom. Priced at \$65,000.

### Near Carmel Mission

This 8-year-old, 5-bedroom home can easily be converted to a 3-bedroom plus family room, sun decks. Well-priced at \$48,500.

### Lot in Area of Fine Homes

Level with some large trees. Some beautiful ocean and beach view possible. No building problems. One of the very best in Pebble Beach near Point Joe at \$28,000.

## LOUIS CONLAN, Realtor

Phone 624-3887 ANYTIME Betty Machado 624-3097  
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September 7, 1972



only in Carmel...

**FRIEND** WHO is quite a gardener was walking around our yard, stopped to inspect our pots of begonias and remarked, "Notice how each plant has both large and small flowers? They're male and female blossoms." Friend went on instantly to another topic and we never found out which flower is which!

**MERLE STRAUCH** and his wife are active in the Carmel Presbyterian Church, and his wife, Jane, is active with Hidden Valley's forthcoming production, *The King and I*. In fact, plays Anna. So —

Merle bought 36 tickets for the Sept. 28 performance so that all the members of his church choir could be there opening night.

"If we had more boosters like Merle," declared the Hidden Valley people, "we wouldn't have to do any advertising!"

AND — theater angel Strauch also has arranged a party at La Playa Hotel for all 65 members of the cast and crew on Oct. 1, the final Sunday of the show's run when there are two performances. And when everyone's going to be ripe and ready for a party!

SOMEONE ASKED us, "Why does Hidden Valley put on these marvelous shows and only perform them such a few times?"

So we found out. Royalties are based on the seating capacity of the theater in which they play is to be staged. And the better the show, the higher the royalty, ordinarily. So whether the cast goes through its paces for a full house or for their own relatives or passes in the front rows, royalties are the same.

EVER NOTICE how nobody passing one of Carmel's "sidewalk cafes" — the visible outdoor patio dining areas of several local restaurants — can resist peering in or even stopping to see who's eating there? This isn't the case with conventional restaurants with windows fronting on the sidewalk.

FOR POOR intersection visibility, we nominate Twelfth Avenue at both Mission and Junipero streets — don't know whether it should be for high honors or low!

FATHER CHARLIE used to be called "The Hippie

Priest of Carmel Valley." Now the popular non-conforming pastor serves in Seaside, but returned to this part of the Peninsula last week to perform a wedding ceremony on the beach at Stewart's Cove. With a fire roaring beforehand and champagne served afterwards to take the chill off the seven-o'clockness of the morning, the priest spoke words that left the witnesses, holding one another's hands in a ring about the wedded couple, tingling with an awareness of the meaning and importance of the love of people for each other.

"Wedding presents are nothing," he told them. "Your presence at this wedding is everything. Our presence is all we really have to give each other, ever."

OUR OFFICIAL license plate spotter was at the ceremony, and was of course intrigued with Father Charlie's legend, YSHW. He explained that it was an abbreviation of the Hebrew "Yeshewa" which in English is "Joshua" and in the Greek part of the New Testament "Jesus."

Appropriately soon thereafter our spotter brought us WE R 2. Then a young bachelor who loves 'em all contributed THINK. "It was a good week," sighed our spotter, who unnerves us by jotting down plate inscriptions in the car — moving — on the backs of envelopes or check book deposit slips.

The bag included OUZO — a Greek wine — FREYA-B — a Norse goddess minus the B — FATSO (!), REINE — French for queen — QUAIL L — which might be the Carmel Valley lodge — and O PUTT — which could signify a golf duffer.

Two ordinances which have been the subject of considerable debate, were adopted on second reading by the city council at its Tuesday meeting.

Adopted by a vote of 4 to 1, the ordinance reducing construction requirements to encourage development of apartments in the commercial districts and the ordinance amending regulations on off-site and in-lieu parking will become effective 30 days after passage.

The first measure would reduce building site requirements to allow construction of six apartment units on a building lot instead of the four currently allowed; the second would permit developers to pay an in-lieu fee of \$4500 per parking space if they could not or chose not to provide required off-street parking.

The new apartment ordinance excludes transient accommodations from the liberalized site regulations and would require an apartment owner or his agent to submit an annual statement listing names of all tenants and the period of occupancy for each during the preceding year. In the ordinance, transient occupancy is defined as one lasting less than one month. Both ordinances are equipped with non-transient clauses.

Councilman Gunnar Norberg whose vote was the dissenting one in each second reading, stated during the roll call that he "already gave my

arguments."

Norberg has objected to the ordinances because he did not believe the city could enforce the non-transient clauses. State law, Norberg has stated, recognizes three types of residences: single family dwellings, duplexes and multiple dwellings. The multiple dwelling category includes — in addition to apartments — motels and hotels.

What Norberg was looking for was a guarantee that the city could enforce such an ordinance — that the city could keep one kind of multiple dwelling from becoming another kind of multiple dwelling.

The other ordinance, Norberg had said, would give the developer of an apartment complex "an escape clause." The developer would not have to provide a parking space for each apartment nor would he have to provide on-site or even off-site parking.

Norberg could see no reason why motel owners have to provide one parking

space per unit if apartment developers do not have to do so.

According to Dahlstrand, in-lieu parking has been provided in the core of the business district for approximately 12 years and the purpose of the parking ordinance was to make the parking regulations less rigid so there would be some value to the city and to the developers.

The parking law requires that where off-site parking is required or permitted, it "shall be located within 600 feet from the building site of the structure" and in the cases where "off-site parking is not obtained by the owner of the structure involved, the off-street parking requirement of such structure may be satisfied by a payment to the city in the amount per parking space required . . .

The funds which would be collected by the city from the payments will be deposited in a special fund and used by the city to acquire or develop off-street parking.

### Schilling promotes Roberts

**G. HENRY ROBERTS** of Carmel has been appointed purchasing agent, packaging materials in the procurement department for the Schilling Division of McCormick & Co., Inc. producer of spices, flavorings and specialty food products.

Roberts has been associated with Schilling since 1967 as supervisor of inventory control, and forecasting and branch replenishment.

He received a BSA degree in business administration from the University of South Carolina and attended the Naval Postgraduate School.

Roberts served 25 years as a Naval officer and retired as a Navy Commander. He, his wife, Tina, and daughter reside in Carmel.

## Supervisors reject 'Thunderbird Gardens'

Continued from page 9

Rancho, the wind that sweeps down the Valley), but countered that essentially it was an extremely convenient place to live. "It's close to everything you need to conduct modern life," he said, adding that his children can walk to school or to the movies.

"Flat land is at a premium," he stated, calling attention to the fact that Val Verde is flat land. "There's adequate well water and city water, and a sewage hookup and TV cable and electricity," he added, "and there's six feet of topsoil on Val Verde that's too nice to be ruined. It just isn't Thunderbird...building a bookstore...it's all 45 acres on that road."

Broadman told the board that he had paid \$2000 per acre for his land 17 years ago. "One acre of residential land at the mouth of the Valley is worth \$12-20,000 an acre," he said. "If the Kandlbinders would have to sell one-acre sites, they would make 500 percent profit on what they paid (a purported \$5,000 per acre) 10 years ago," he argued, adding that the Kandlbinder land had been bought as an investment, with no sentiment attached to the land.

"The ultimate solution," he told the board, "is to connect us to BART (Bay Area Rapid Transit in San Francisco.) But I would like the board to tell future developers that Val Verde is not going to be considered as additional commercial land."

**A**TTORNEY Myron Etienne, representing the developers of Carmel Rancho Shopping Center Phase II and III next appeared before the board. After reviewing population figures for the Carmel area (27,500 in 1972, according to Etienne's computations), Etienne estimated there were 620,000 square feet of planned commercial land, both developed and undeveloped, in the area. He also told the board that granting the rezoning would be to give Thunderbird "a free ride" compared with the three-quarters of a million dollars spent by the developers of Carmel Rancho in off-site improvements to serve the commercial area.

"It will be a double subsidy," he said, "in enabling him to buy land not zoned commercial and in terms of off-site improvements of Carmel Rancho Center."

Also appearing in opposition to the Thunderbird Gardens were Gerald Dalton, attorney for Carmel Properties Co., developers of Carmel Center at Highway One and Rio Rd.; Mike Brown of the Carmel Area Coalition; Kenneth McGinnis of the Rancho Rio Vista Property Owners Assn.; and Bill Brown, president of the CVPOA, who reminded the

board that it had just recently appointed a committee to study the disposition of the 35 acres of excess commercial land in Carmel Valley Village.

WALDRUP'S REBUTTAL was eloquent and impassioned. He told the supervisors that he had looked into existing commercial areas before coming up with his new project, and said, "I have slides here to show you how horrible the architecture is" on the property at the mouth of the Valley, "but my attorney tells me not to embarrass the opposition. I feel the Thunderbird doesn't belong in such an environment. That's part of the plight of the existing commercial shopping centers.

"I'd like to show you what 7.1 units per acre looks like (at Carmel Lago)," he said, referring to possible density on the Kandlbinder property. "Who is preserving the rural character of Carmel Valley?"

"Six units per acre...think about it. A developer would build a model and make 20 or 30 copies." Waldroup said there would be worse pressure on a developer to build only six units per acre than there was on the developer of Carmel Lago at Rio Rd. near Highway One. "They'll build cheap housing and what will it look like in five years?" he asked.

Answering the charge of getting a "free ride," Waldroup said the developers of commercial shopping centers "put money into asphalt, cement and glass, but what did the community get out of this other than a place to buy their groceries from a chain store?"

"Can we look at the mouth of the Valley and consider this truly a part of the Valley?" he asked the board. "There's a sign on the Kandlbinder estate that says 'Carmel Valley.' Why didn't they put that sign 1600 feet down the road (at Highway One)?"

Waldroup concluded by saying that the opposition "makes a great crutch out of the Master Plan. The Master Plan is not a bible where we will sin if we depart from it."

Attorney Page, in rebuttal, quoted from the Master Plan as saying, "commercial areas should be designed for the greatest community benefit."

He told the supervisors that years from now people would say "thank heaven you had the courage to recognize that this project was the best thing that could come along for this property."

AS SOON AS Supervisor Warren Church closed the public

hearing, Supervisor Loren Smith told the board he would like a little more time to study the agreement drawn up by Page. Supervisor Atteridge commented that access to the Thunderbird Gardens would be through Carmel Rancho Blvd., even though Waldroup "doesn't think the present center is attractive."

Then Supervisor Branson, seeing the board floundering, said slowly, "I'll take a position..."

"The use would be undeniably a good use for the area...If we'd started out with this concept, we'd be that much farther ahead in Carmel Valley...but I'm plagued with a feeling about an increase of commercial property in Carmel Valley..."

Branson said he didn't like to deny an application whose concept he embraces. "My daughter asked me where are we going to go," he said. "I would like to see a cultural center in that area, but not at the expense of increasing commercial property lines."

"I have been wrestling with this many, many hours..."

Branson then mulled over the idea of granting the full possibilities of the agreement restricting uses of the land to "see if we could come up with a quasi-commercial, if not non-commercial" solution.

Supervisor Church voiced his fear of getting the county into a "new phase in land use by negotiation." Branson agreed that there was an "inherent danger in a floating category," and added that "maybe there should be a section in the (zoning) ordinance to deal with this kind of use."

Branson also told the board that he "cannot conceivably accept the concept of one unit per acre on Val Verde if it's to be a buffer zone." The problem, he said, "must be finalized in that area if we're to have any peace in the Valley."

An awkward silence fell over the board, until Supervisor Branson, speaking carefully, said:

"I feel that this has had a full hearing...I don't want it to be an exercise in futility for Mr. Waldroup. We're still faced with the commercial allocation in Carmel Valley..."

In making his motion to deny approval, Branson said, "The only thing I can do is to deny this."

Seconding Branson's motion, Supervisor Smith said he could not oppose Branson's motion. The other supervisors agreed, one by one.

The motion carried unanimously, and Branson commented solemnly, "I only hope our kids understand what we mean by strict application of zoning principles."